

APPROVED

**Huntington Planning Commission
November 4, 2009**

Commissioners Attending: Everett Marshall, Gordon Miller, Tom Bailey, Beverly Little Thunder, Lucinda Hill

Commissioners Absent: Eric Silman

Others Present: Heidi Weston, Ron LaRose, Cathleen Gent, Margaret Taft

Minutes: Heidi Racht

7 pm Minutes of October 21, 2009

Mail

7:15 pm Public Comment

7:20 pm Member Business

7:30 pm Furno/May Sketch Plan Review

7:50 pm Flood Hazard Overlay District / Minutes of October 28, 2009

9 pm Zoning Regs Update - prioritize for November 18 meeting

1. Accessory Apartments

2. Farm Labor Housing

3. Contour alterations

4. Other changes as outlined in minutes of October 21

9:15 pm Continuation of Member Business

9:30 pm Adjourn

RECEIVED
DATE November 24, 2009

The meeting was called to order at 7:09 pm, chaired by Everett Marshall.

Items for Discussion	Discussion	Action
Mail	Proposed changes to the Richmond Zoning Regulations.	Lucinda Hill took this to read and discuss at the November 18 meeting.
Public Comment	Heidi Weston asked a question about something she had read in the minutes about bedrooms and septic. It was unclear what was being said.	Heidi Racht explained that usually people build a septic system to answer the needs of the house they are building. If they add on, they then need to add septic capacity. However, someone could build a larger system and then add rooms to the house and not need to increase the septic system.
Minutes of October 21, 2009	Beverly Little Thunder moved to approve the minutes of October 21, 2009; seconded by Gordon Miller	The Minutes were unanimously approved with changes, with Lucinda Hill abstaining.
Furno/May Sketch Plan	Surveyor Ron LaRose appeared before the Commission on behalf of Barbara Mayo, who is	

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Review	<p>proposing a division of two lots from her 74-acre parcel located on Ross Hill and Economou Road.</p> <p>The survey showed the driveway into the two lots would enter from Economou Road and all driveways will follow existing woods roads. Buried utilities will also follow existing roads.</p> <p>LaRose offered to put the contours on the survey. He will also download sensitive wildlife areas.</p> <p>Everett Marshall asked him to check on wet areas that were noticed when the HPC members did the site visit when this project went through Sketch Plan Review two years ago. LaRose responded that Barbara Mayo would contact Dori Barton to look at the area and make a professional recommendation. Marshall said he notice that the trees were mostly young northern hardwood, while LaRose said that it was grown up pasture.</p> <p>The Sketch Plan Review checklist was reviewed with all points being met.</p> <p>LaRose was asked to make the parent lot as Lot #1, which he agreed to do.</p> <p>The project is a Major Subdivision because there will be three lots.</p> <p>Gordon Miller is the HPC contact.</p>	
Member Business	<p>Clerk Heidi Racht said that she thought that the Zoning Administrator should receive the unapproved minutes in order for her to remain current with the discussion at the meeting.</p>	<p>Everett Marshall moved to send the unapproved minutes to the Zoning Administrative Officer; seconded by Beverly Little Thunder. Approved unanimously.</p>
Flood Hazard regulation	<p>Everett Marshall gave a quick summary of the Flood Hazard Ordinance District.</p> <p>All towns in Vermont are required to meet the new FEMA regulations. By March, the town should be moving forward with new regulations in place.</p> <p>Cathleen Gent said that FEMA has modified the</p>	

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	<p>regulations slightly. Town must have new regs in effect when the maps are adopted, which is targeted to be September 1, 2010. The state wants to have the FHOD in place in advance of August 2010.</p> <p>Gent said Huntington's regs need to be revised.</p> <p>Marshall added, "In talking with Ned Swanberg, there's a minimum requirement that FEMA would like to see, then the state has greater requirements.</p> <p>Gent said, "If the town chooses to do the minimum FEMA requirements, then that's fine."</p> <p>Beverly Little Thunder asked if there's an emergency, would FEMA check to see if the town has regulations?</p> <p>Marshall said it had to do with federal funds, insurance loans are federally-secured, Insurance rates are affected and the town needs to meet the requirements.</p> <p>Little Thunder noted that the federal government gave the town notice to do this now and not wait.</p> <p>Gent explained that the state wasn't aware that Huntington's flood regulations were revised in 2008 and didn't do a FEMA-based review.. However, the current flood regulations don't have FEMA language; this has gotten more complicated. She said, "You want to have a regulation that FEMA will approve."</p> <p>She explained that the state does a checklist review and the town can send a draft copy to the state to look at a couple of times: preliminary and final (after passing). Then, the regulation gets sent to FEMA.</p> <p>Everett Marshall said that what became clear from the hearing was that there were issues other than the extra 100 feet. "We couldn't answer what was above the minimum FEMA requirements. We didn't know them well enough to know what was beyond the minimum."</p>	

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	<p>He went on to say that the Commission needed to decide whether it was going to do the minimum regulations or do more.</p> <p>Heidi Weston said, "I want to know what is transparent. We need to know where there was needed to change."</p> <p>Marshall replied, "The best way to be transparent is by citizen involvement. We can provide a summary. We can do this to a degree. Start reading the regulations and compare."</p> <p>He said he would get a checklist for the next meeting.</p> <p>The discussion then turned to five models for regulations offered by FEMA.</p> <p>Gent said Model 2 meets the minimum regulation. In Richmond, the 100-foot buffer area is relevant. Models 3 and 4 aren't pertinent because they deal with fluvial erosion.</p> <p>Lucinda Hill said she thought Model 2 is what the Commission should look at.</p> <p>Marshall said, "We need to look at what's above the minimum and be able to explain it."</p> <p>Weston asked about why this wouldn't pass based on comments made at the hearing.</p> <p>Marshall said that they knew there were areas that wouldn't pass. "Tom, more than anyone, is familiar with the ordinance. Changes were made to meet the regulation. If you look at the current FEMA requirements, there are very stringent regulations."</p> <p>He said the Commission should look at Models 2 and 5 and should look at modifying the proposed regulations.</p> <p>Hill said, "We want to keep it as simple as we can and not have too many documents."</p> <p>Gent explained that FEMA has now announced a</p>	<p>There would be a checklist for the next meeting provided by Everett Marshall.</p> <p>Everett Marshall will get Model 2 from Ned Swanberg and email it to the Commission.</p>

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	<p>process for appeals for preliminary maps. The town needs to decide whether it will make appeals on behalf of individuals or pass on materials to FEMA. Appeals have to be based on certified data.</p> <p>After looking at the news maps, Marshall said that 10-12 structures are no longer in the mapped flood area. It appeared that approximately five got moved into the boundary of the mapped flood insurance area.</p> <p>For property owners who are moved into the flood area, he also mentioned that Ned Swanberg said that they could get flood insurance at the lower rate. The appeal period ends 90 days after the second notice.</p> <p>Gent said in Richmond, everyone who is in the FHOD, will get notice.</p> <p>In answer to a concern raised about the Zoning Administrator making a determination as to whether someone is in or out of the FHOD if there is a question, Gent said it wasn't up to the ZA to make the decision. "It's a line not a decision." The contour makes the interpretation unless it's close. She went on to say that in Richmond, the 100' buffer is known as the Zone of Ambiguity.</p> <p>Weston asked that Gent be at the next hearing.</p> <p>Marshall replied that Ned Swanberg might be there as well.</p> <p>Gent said that the HPC would have understand the details by the next hearing.</p>	
HPC Project List & Zoning Regulations Revisions	<p>Margaret Taft passed out a new draft of the Farm Labor Housing section that she and Gordon Miller had developed. She reviewed it, pointing out that there were sections that had been combined and reworded from the last draft. There were separate sections for single family housing and group housing units.</p>	<p>Everett Marshall asked the Commission members to read the draft and see if there are any questions.</p> <p>Gordon Miller will bring in</p>

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	The discussion on Accessory Apartments was postponed to November 18.	another draft.
Member Business	<p>The Commission discussed the open position with Heidi Weston. If interested, she will bring in a letter of interest to the next meeting.</p> <p>Marshall mentioned that Eric Silman said that he will not be running for reelection in March when his term is up.</p>	

Adjournment	Gordon Miller moved to adjourn; seconded by Lucinda Hill. The meeting adjourned at 9:44 PM.
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Date UNAPPROVED minutes submitted to HPC: November 9, 2009
Date minutes APPROVED by the HPC: November 18, 2009
Date Approved Minutes submitted to Town Clerk: November 24, 2009