

APPROVED

**Huntington Planning Commission
November 18, 2009**

Commissioners Attending: Everett Marshall, Gordon Miller, Lucinda Hill, Eric Silman, Tom Bailey

Commissioners Absent: Beverly Little Thunder

Others Present: Heidi Weston, Margaret Taft

Minutes: Heidi Racht

7 pm Minutes of November 4, 2009

Mail

7:15 Public Comment

7:20 Lebrun Update

7:21 Richmond Regulations - Lucinda Hill

7:30 Flood Hazard Overlay District, including minutes of October 28, 2009

8:30 Farm Labor Housing

8:45 Accessory Apartments

9 pm Member Business

9:15 Adjourn

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

RECEIVED
DATE Nov. 22, 2009

Items for Discussion	Discussion	Action
Minutes of November 4, 2009	Tom Bailey moved to approve the minutes of November 4, 2009; seconded by Gordon Miller. Comments were made by Tom Bailey concerning the content of the minutes, including that he felt that sections were unclear and the minutes needed to be written better as the voice of the Commission.	The minutes were unanimously approved with changes, with Tom Bailey and Eric Silman abstained.
Public Comment	Heidi Weston expressed her interest in being appointed to the Commission. She had written a letter, which had been forwarded to the members by Everett Marshall. Weston said that she had "a vested interest in the town" and a number of friends in the community – "new and old." She had moved back here seven years ago and had experience living in other communities. She had experience with the process of going through subdivision review and thought she would be a good representative for landowners who "have been here for years." Weston also said that she had an environmental background and a strong value to protect land.	

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	<p>Tom Bailey asked Weston why she had decided to apply.</p> <p>She replied that she had gone through subdivision and “didn’t have the best experience” and she “wanted to let people know what’s going on.”</p> <p>The members introduced themselves.</p> <p>After a brief discussion, Tom Bailey moved to ask the Selectboard to appoint Heidi Weston to the Planning Commission; seconded by Eric Silman.</p>	<p>Motion passed unanimously.</p>
Member Business	<p>Everett Marshall raised the topic of member interaction at the meeting, stating that “comments need to move things forward.” He expressed concern over the tone taken earlier in the meeting regarding the minutes.</p> <p>Tom Bailey responded that he “said things. Take it or leave it.”</p> <p>Marshall said that Commission needed to be careful in order to operate efficiently.</p>	
Lebrun Update	<p>Attorney Jim Carroll has been in contact with Douglas Lebrun and has filed paperwork in Environmental Court on behalf of the town.</p>	<p>No action needed by the Commission.</p>
LaRose (Mayo) Update	<p>Heidi Racht said that she had received a call from Kevin LaRose regarding some questions he had about the Class III wetlands. Gordon Miller had also spoken with him. He and Heidi Weston will visit the property to become acquainted with the project.</p> <p>On a related topic, the Commission discussed the requirements in the Subdivision Regulations where there is a checklist for Sketch Plan Review.</p> <p>Everett Marshall said that he thought that the regulations should be changed to make it clear that this phase of a proposed project should only have a sketch.</p>	<p>Action item: change section of Sketch Plan Review requirements. Tom Bailey offered to review the Sketch Plan Language.</p>
Richmond Regulations	<p>Lucinda Hill reported on the changes to the Richmond Zoning Regulations. She noted that the</p>	<p>No action needed.</p>

Items for Discussion	Discussion	Action
	majority of changes were related to redefining office space and commercial district changes.	
Flood Hazard regulation	<p>Everett Marshall reported that he had met with Ned Swanberg regarding flood hazard regulations. Ned said he wanted to take the time to explain what the nuances of the Flood Hazard Areas, so the Commission would understand the terminology and be able to explain the regulations.</p> <p>Two areas are being discussed: National Flood Insurance Area (Special Flood Hazard Area) and Fluvial Erosion Hazard Areas.</p> <p>The terms include:</p> <ol style="list-style-type: none"> 1. National Flood Insurance Plan which includes the floodway and flood fringe – the 100-year flood area. 2. Stream Channel is the visible waterway. 3. Floodway equals the area where a one-foot wall will cause the water to rise to the top. 4. Fringe Flood Area is the 100-year flood area. 5. Fluvial Erosion Hazard Areas are around the meandering points. <p>Marshall added that Dori Barton and Aaron Worthley are producing the Fluvial Erosion maps of the Huntington River for the State of Vermont.</p> <p>He then went on to explain the difference in the ordinance models.</p> <p>While Model 2 is the simplest, according to Ned Swanberg, this is set up to stand alone as a regulation if there are no zoning regs. Huntington has regs, so, therefore, it stands to reason to not use Model 2.</p> <p>The difference between Model 3 and Model 4 is the Fluvial Erosion Hazard Areas (FEHA). Model 3 allows development in the FHOD, while Model 4, which includes Fluvial Hazard considerations, doesn't allow new residences in the flood zone.</p> <p>All models allow for new accessory structures and addition up to half the value of the house; after that, it becomes new developments.</p>	

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	<p>Eric Silman asked if it was cumulative and Marshall replied that he did not have an answer. He noted the Cathleen Gent's model in Richmond was closest to Model 5.</p> <p>Ned Swanberg had told Marshall that there are two main things about this: no fill is allowed in the flood zone and there is no grading in the flood zone. Silviculture and agriculture are exempt as long as the Vermont Accepted Agricultural Practices and Accepted Management Practices are followed.</p> <p>The state is "quite interested" in the town protecting FEHA and Swanberg offered to come to the hearing and work with the HPC to explain things and help meet the standards.</p> <p>Everett provided a sheet with a timeline:</p> <p>December 23 – HPC warn hearing Early January – HPC hearing mid-January – Selectboard warn hearing end of January – Seletboard hearing</p> <p>The town could also move forward with two-year interim regulations.</p> <p>Tom Bailey noted that "having done the quick solve," it would be better to plug FEHA when the map is finalized (after September 2010).</p> <p>Eric Silman replied that it was in the interest of the landowners not to put something where the river is about to go.</p> <p>Heidi Weston said that this wasn't just about houses, it also included accessory structures.</p> <p>Marshall reminded the Commission that it needed to decide between Models 3, 4 or 5.</p> <p>Bailey suggested that the HPC identify all the people who are affected by the process and "make sure they know what we're doing."</p> <p>Marshall replied that the HPC should make sure the hearings are posted.</p>	

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	<p>Heidi Weston said that the people at the hearing requested that they be contacted.</p> <p>Weston then said that she thought the HPC should just move forward and do the minimum requirements so people can get insurance. She asked, "Is Model 2 with the addition of Fluvial Erosion equal to Model 4?"</p> <p>Marshall replied that he thought there were problems [in the last draft] with the additional 100-foot buffer. The additional requirements (FEHA) were worth presenting, having someone explain it and finding out what people think.</p> <p>He went on, "Model 4 is not as specific as the Richmond regs.</p> <p>Bailey said he would rather have people hear from the HPC and come in and get involved.</p> <p>Marshall encouraged the HPC members to read the document and understand it. He also encouraged them to contact Ned Swanberg.</p>	<p>Tom Bailey and Heidi Racht will meet and go over the map and other documents to get a list of the property owners in the FHOD.</p> <p>Tom Bailey moved to create a FHOD draft using Model 4 Regulating Land Use in FEHA and notify all people affect by this; seconded by Gordon Miller. Motion passed unanimously.</p> <p>Lucinda Hill offered to help with the list of property owners.</p> <p>Everett Marshall said he would get the map from the state that had the buildings on it.</p> <p>Eric Silman offered to draft a letter to property owners.</p> <p>Tom Bailey offered to make changes to the FHOD reg to reflect Model 4. He will send the checklist to the HPC members.</p>
Agricultural Housing & Zoning Regulations Revisions	<p>Margaret Taft passed out a new draft of the Farm Labor Housing section that she and Gordon Miller had developed. This was discussed and Taft will do some more work on it.</p> <p>The discussion on Accessory Apartments was postponed to December 2.</p>	<p>Gordon Miller will bring in his revised draft.</p>
Member Business	<ol style="list-style-type: none"> 1. Heidi Weston will pick up a copy of the Zoning Regulations and Subdivision Regulations from the Town Clerk's Office. 2. Tom Bailey reported that he had gone to the Conservation Commission meeting to "pitch low impact development training." Emma Melvin from UVM Extension is available to do the training. 3. The scenic evaluation methodology study was discussed briefly as grants are now again available. Bailey will check with Wally Jenkins (HCC chair). 	

Adjournment

Lucinda Hill moved to adjourn; seconded by Tom Bailey. The meeting adjourned at 9:41 pm.

Date UNAPPROVED minutes submitted to HPC: November 29, 2009

Date minutes APPROVED by the HPC: December 16, 2009

Date Approved Minutes submitted to Town Clerk: December 22, 2009