

**APPROVED**

**Huntington Planning Commission  
Tuesday, May 27, 2008**

Commissioners Attending: Dori Barton, Jeanine Carr, Tom Bailey, Eric Silman, Lucinda Hill and Everett Marshall.

Commissioners Absent: Beverly Little Thunder.

Others Present: None.

Minutes: Tom Bailey

Agenda:

- 7:00 PM Minutes of May 13, 2008
- 7:15 PM Public Comment
- 7:20 PM Mail
- 7:30 PM Zoning regulation revision
- 9:30 PM Adjourn

The meeting was called to order at 7:05 PM by Dori Barton, Chair.

<b>Items for Discussion</b>	<b>Discussion</b>	<b>Action</b>
<b>Minutes of the May 13, 2008 meeting</b>	The minutes of the May 13 <sup>th</sup> , 2008 meeting of the Commission were discussed and two corrections were made. It was noted that Heidi Racht, the Clerk, was absent and was expecting to be absent during the next meeting as well because of conflicts relating activities pertaining to her son's graduation from high school. A discussion followed about the role of the Clerk. Dori Barton expressed that being Clerk was more than taking minutes at meetings but actually supporting the Commission's functions and activities. It was also noted that the increased activity of the Commission and the new checklists may not have been communicated to Heidi Racht. Dori Barton agreed she would communicate any Commission concerns to Heidi Racht.	Motion to approve the minutes by Jeanine Carr and seconded by Eric Silman. Motion unanimously approved.
<b>Public Comment</b>	No public was present.	None.
<b>Mail</b>	Three items of mail were described by Dori Barton: <ul style="list-style-type: none"><li>- A letter from Brewster-Pierce School dated May 13, 2008 regarding the source protection area of the school's water system.</li><li>- A state Wastewater and Potable Permit number WW-4-3046 dated May 14, 2008 in favor of Christopher, Jennifer, Nathaniel and Shirley Weaver for development of a single lot.</li><li>- A letter dated May 20, 2008 from the Chittenden County Regional Planning Commission requesting comments on a Proposed Amendment to the 2006 Chittenden County Regional Plan.</li></ul>	No action.

Items for Discussion	Discussion	Action
<p><b>Zoning regulation revision</b></p>	<p>Dori Barton then recommenced the Commission's continuing review and redrafting the zoning regulation. It was acknowledged that much valuable work was completed this month by members meeting separately and redrafting Articles 1 -5.</p> <p>Article 1 was edited with changes to Sections 1.3 and 1.4.</p> <p>In the review of Article 2 a discussion occurred concerning draft Section 2.3 as to whether to delete it or merely shorten it. It was decided to edit and shorten Section 2.3 and to insert the Zoning District Standards Table from the Draft 2004 Huntington Land Use Regulations (with modifications) into Article 3.</p> <p>Then there followed a discussion of Table 1 which follows Section 2.3. A discussion of whether to reduce the minimum lot size in the Village District from 1 acre to ½ acre gave rise to the perception by some members that the boundary lines of the Village District should be moved to reflect what is actually in the villages rather than including adjoining property. The Commission decided by consensus that (1) the Village District would retain one acre zoning and that (2) any proposal to shrink the size of the Village District by moving the boundaries will be put in front of the voters separately (from consideration of the zoning and subdivision regulations). It was also agreed by consensus that front setbacks are to be measured from the edge of the road right-of-way and that Table 1 with modifications would be inserted after Section 2.4.</p> <p>Dori Barton noted that going over the draft zoning regulation section by section by the whole Commission will take much too long. Therefore, it was decided to only discuss specific issues in the remaining Articles. Lucinda Hill and Everett Marshall led a discussion about Article 3 and their plans for redrafting.</p> <p>During the discussion of Article 4 it was recognized that state DEC permits would be required as a condition for a Certificate of Occupancy as well as all conditions imposed in Planning Commission and Zoning Board of Adjustment approvals. It was decided that Sub-section 4.1.1 (3) would be modified to read: "Substantially improves existing residential structure or expands an existing residential structure by more than fifty (50) square feet. Successive improvements or expansions of 50 feet or less shall require a building permit once the cumulative total of said improvements or expansions exceeds 50 square feet;". In a discussion of property plan or surveys Eric Silman suggested (and it was agreed by consensus) that the Planning Commission or the Zoning Board of Adjustment could require that a portion of a plan be enlarged for ease of review. It was agreed that Zoning Permits would expire after 2 years but could be renewed for a period of one additional year. Sub-section 4.4.1 was also discussed as were parts of Article 5. Dori Barton indicated that Samantha Tilton (of the CCRPC) is, at Dori's request, researching areas of interest that will be helpful to the Commission in drafting the zoning and subdivision regulations.</p>	<p>Decisions were made by consensus as reflected in the Discussion.</p>

<b>Agenda Items for Future Meetings</b>	7:00 PM Minutes of May 27, 2008. 7:10 PM Mail 7:15 PM Public Comment 7:20 PM Member Business 7:30 PM Bill/Billie Jo White Subdivision Review continued 8:00 PM Sketch Plan Review - possible 8:15 PM Zoning and Subdivision Regulations 9:15 PM Discussion of clerk compensation for July 1, 2008 9:30 PM Adjourn
<b>Adjournment</b>	Tom Bailey moved to adjourn; seconded by Jeanine Carr. Meeting adjourned at 9:55 pm.

Date UNAPPROVED minutes submitted to HPC: June 9, 2008

Date minutes APPROVED by the HPC: June 10, 2008

Date Approved Minutes submitted to Town Clerk: