

**APPROVED**

**Huntington Planning Commission  
September 9, 2009**

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

Commissioners Absent: Eric Silman, Beverly Little Thunder

Others Present: Margaret Taft

Minutes: Heidi Racht

RECEIVED   
DATE October 1, 2009

- 7 pm Finalize change of regular meetings
- 7:10 pm Minutes of August 25
  - Mail
- 7:20 Public Comment
- 7:30 Flood Hazard By Laws
- 8:15 Changes to the Subdivision Regulations
  - a. Accessory Apartment - Gordon Miller
  - b. Farm Accessory Structures
  - c. Property Contour alteration amendment
  - d. Change of Use Clarification
- 9:15 Member Business
- 9:30 Adjourn

The meeting was called to order at 7:04 pm; chaired by Everett Marshall.

<b>Items for Discussion</b>	<b>Discussion</b>	<b>Action</b>
<b>Meeting Schedule</b>	Tom Bailey moved to move the Huntington Planning Commission meetings to the first and third Wednesdays for the balance of 2009 beginning October; seconded by Gordon Miller.  The Board decided to move the September 22 meeting to September 23.	Approved unanimously.  Board agreed to move September meeting.
<b>Minutes of August 25, 2009</b>	Tom Bailey moved to approve the Minutes of August 25, 2009; seconded by Lucinda Hill.	Approved unanimously with changes.
<b>Mail</b>	No new mail.	
<b>Public Comment</b>	No public was present.	
<b>HPC Project List &amp; Zoning Regulations Revisions - Accessory Dwellings</b>	Gordon Miller presented research that he had done on HUD Minimum Property Standards. He briefly reviewed the history, noting that the standard was implemented under Franklin Roosevelt and changed in the 1960s by the National Association of Home Builders. He also checked on accessory apartments noting that a website for Smart Growth in Maine advocated that they were "an	

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	<p>effective way to provide low cost housing the community.”</p> <p>Other websites: Palm Springs, ShoreView (New Jersey), and AARP. All advocate for housing for the elderly through the use of accessory apartments. One website said that the minimum recommendation is 500 square feet.</p> <p>The state (24 VSA Section 4412) minimum is 30% of the primary structure and Huntington has used this for the town regs.</p> <p>Positives include:</p> <ol style="list-style-type: none"> <li>1. effective way to provide housing for the elderly in the community</li> <li>2. ;could provide workforce housing</li> <li>3. having the ability to have rentals allow people to stay on their land</li> </ol> <p>Negatives include:</p> <ol style="list-style-type: none"> <li>1. after the person builds it, what can be done;</li> <li>2. septic capacity in village district; and</li> <li>3. whether a housing for a family member can be rented.</li> </ol> <p>Tom Bailey suggested different standards in different districts.</p> <p>Gordon Miller noted that the size of an average mobile home is 840 square feet (12 x 72).</p> <p>All agreed that the issue was complex and would require more research.</p>	
<p><b>HPC Project List &amp; Zoning Regulations Revisions – Farm Accessory Dwellings</b></p>	<p>Margaret Taft entered the meeting to attend the discussion on Zoning Regs, which included farm accessory buildings, that are necessary to keep farms viable.</p> <p>The Commission is waiting to hear from Zoning Administrative Officer Cathleen Gent on her research with the Vermont Planners Association.</p>	
<p><b>HPC Project List &amp; Zoning Regulations Revisions – Site Alteration Regs</b></p>	<p>The research being done by Tom Bailey is “in process” and could be addressed jointly with storm water runoff.</p>	<p>Everett Marshall offered to work with Tom Bailey on this.</p>

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<b>Flood Hazard By Laws</b>	<p>Using the minutes of August 25, the Commission addressed changes to the Flood Hazard Bylaws.</p> <p>Tom Bailey reported that all the definitions are in the draft regs prescribed by FEMA.</p> <p>He suggested contacting people on the edge of the mapped flood area so they can get flood insurance at the lower rate.</p> <p>The standards for building in the flood zone includes the level of the floor, which needs to be one foot above flood level.</p> <p>The Flood Regs will be inserted into the Zoning Regulations as Section 3.5 as an amendment to the existing Zoning Regulation.</p> <p>24 VSA Section 4441 states that the hearing has to be warned at least 15 days before. If the HPC is able to review the document at the next meeting, the hearing can be warned in the local paper, which is a significant savings.</p> <p>Bailey said he would do a summary and will ask Cathleen Gent for a better set of maps.</p>	<p>Everett Marshall will attend the Selectboard meeting to discuss timeline on this.</p> <p>Everett Marshall will meet with the Conservation Commission.</p> <p>Tom Bailey will write a summary of the Flood Hazard Regs.</p> <p>Bailey will ask Cathleen Gent for a better set of flood maps.</p>
<b>Planning Grant</b>	Everett Marshall reported that he is on the Selectboard agenda for September 14.	Everett Marshall will attend the Selectboard meeting on September 14.
<b>Member Business</b>	<ol style="list-style-type: none"> <li>1. Everett Marshall reported that the VPA Conference and Annual Meeting is on October 16. Registration is \$35. He suggested that all members try to attend.</li> <li>2. Marshall read an email from Cathleen Gent where she asked whether, if a lot in nonconforming and the owner wants to build an accessory structure, does that person need to go to the Zoning Board for Approval. There was a lot of discussion around this, referring to Section 5.9.1 that states a minimum of 40' x 40' is required for building on a lot; reference is also made to a minimum lot size of one-eighth</li> </ol>	

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	<p>acre. The Commission agreed that if the property owner meets 5.9.1, s/he can appeal the decision to the ZBA. All setbacks and distances need to be in compliance in the district as outlined under Section D Dimensional Standards in the Zoning District. If these can't be met, The ZAO would deny the building permit application and the property owner would go to the ZBA.</p> <p>3. Another question from Gent had to do with the size of the accessory structure on a nonconforming lot. It was determined that buildings under 150 square feet do need to meet setback and dimensional standards (1.4.2).</p>	
<b>Adjournment</b>	Lucinda Hill moved to adjourn; seconded by Tom Bailey. The meeting adjourned at 9:44 pm.	

Date UNAPPROVED minutes submitted to HPC: September 15, 2009

Date minutes APPROVED by the HPC: September 23, 2009

Date Approved Minutes submitted to Town Clerk: October 1, 2009