

APPROVED

**Huntington Planning Commission
September 23, 2009**

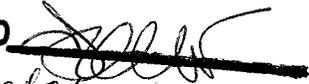
Commissioners Attending: Everett Marshall, Eric Silman, Gordon Miller, Tom Bailey, Lucinda Hill

Commissioners Absent: Beverly Little Thunder

Others Present: None.

Minutes: Tom Bailey

- 7:00 PM CCRPC
- 7:15 PM Minutes of September 9, 2009 Meeting
Mail
- 7:25 PM Public Comment
- 7:30 PM Flood Hazard reg
- 8:15 PM Changes to Subdivision Regulations
 - a. Accessory Apartments
 - b. Farm Accessory Structures
 - c. Property Contour alteration
 - d. Change of Use clarification
- 9:15 PM Member Business including Planning Grant update
- 9:30 PM Adjourn

RECEIVED 
DATE October 27, 2009

The meeting was called to order at 7:05 PM by Everett Marshall, Chair of the Commission.

Items for Discussion	Discussion	Action
Minutes of September 9, 2009	Lucinda Hill moved to approve the Minutes of September 9, 2009, and the motion was seconded by Tom Bailey.	The Minutes were unanimously approved with changes, with Eric Silman abstaining.
Public Comment	None.	
Mail	In reviewing the mail, Everett Marshall noted: <ul style="list-style-type: none">(1) There will be an Open House at Chittenden County Regional Planning Commission's offices on October 8, 2009 from 4:00 PM to 6:00 PM.(2) A notice from the Vermont League of Cities and Towns of it's calendar of training events for 2009-2010.(3) A notice from the Vermont Environmental Court of the Notice of Appeal by Douglas LeBrun (Docket No. 180-9-09 VtEC).(4) A copy of a state Wastewater and Potable Water Permit numbered WW-4-3353 issued to Richard and Lynn Butler Dube of 65 Terrien Road.	

Items for Discussion	Discussion	Action
Flood Hazard regulation	<p>Tom Bailey (who had drafted the proposed regulation) pointed out the advantages of the adoption of the regulation and presented a map of Huntington prepared by Chittenden County Regional Planning Commission which showed the floodway and the limits of the Base Flood area. Then the members of the Commission made changes to the text of the proposed regulation. Tom next presented drafts of a hearing notice, summary report and memo of enclosure to the Commission which were likewise edited into final form. Tom Bailey agreed to communicate with Heidi Racht, the clerk, regarding implementation of the required notices. Tom indicated the procedure for coordinating with the state Department of Environmental Conservation.</p>	<p>- Tom Bailey moved to approve the proposed draft of the Flood Hazard Overlay District amendment to the Huntington Zoning Regulations (incorporating the corrections and additions made at the meeting) for submission to a public meeting to be held on October 28, 2009 at the Huntington Library at 7:00 PM. Eric seconded the motion which was passed unanimously.</p> <p>- Tom Bailey moved for authorization to submit a copy of the proposed regulation to Ned Swanberg at the state Department of Environmental Conservation. Eric Silman seconded the motion which also passed unanimously.</p>
LeBrun Appeal	<p>There followed a brief discussion of the appeal of Douglas LeBrun to the decision of the Commission regarding a subdivision amendment (See 'Mail' above).</p>	<p>Tom Bailey moved, and Eric Silman seconded, that Everett Marshall be authorized and directed to do what is necessary to secure counsel to represent the Commission before the Environmental Court in the LeBrun matter. The motion passed unanimously.</p>
HPC Project List & Zoning Regulations Revisions	<p>Tom Bailey noted that Cathleen Gent, the Administrative Officer, had suggested, because of citizen inquiries, an amendment to the Zoning Regulations to require permits for all fences. Some members wondered about the nature of the calls and pointed out the difficulties of how to restrict fences to solve problems.</p> <p>Tom also indicated that he has done a little research regarding drafting a regulation to restrict land contour alterations but wondered if there were other goals of such a regulation besides preventing unnatural stormwater runoff onto a neighbor's property. There followed a discussion which extended to erosion control, ponds and ditching and which was directed at providing guidance to Tom.</p> <p>Then Gordon Miller reinitiated a discussion, from prior meetings, of accessory apartments. He</p>	<p>Tom agreed he would attempt to draft an amendment on this subject for the Zoning Regulations.</p>

Items for Discussion	Discussion	Action
	<p>handed out copies of material related to elderly apartments and other rental housing. Gordon acknowledged that he is recommending that accessory apartments should not be limited in size below 800 square feet of living area.</p> <p>A brief discussion occurred regarding the other matters raised by Cathleen Gent at her appearance before the Commission in August, including farm accessory structures, nonconforming lots and how to account for changes in use.</p>	<p>Gordon agreed he would try to draft an amendment to Subsection 5.7.1(1) of the Zoning Regulations.</p>
Member Business	<p>Everett Marshall stated that the Minutes of our meetings should be completed promptly so that there is a clear record of the items that need to be acted on quickly. The Commission agreed that minutes shall be completed within five days following meetings.</p>	

Adjournment	<p>Everett Marshall moved to adjourn; seconded by Eric Silman. The meeting adjourned at 9:37 PM.</p>
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Date UNAPPROVED minutes submitted to HPC: September 27, 2009

Date minutes APPROVED by the HPC: October 7, 2009

Date Approved Minutes submitted to Town Clerk: October 27, 2009