

**APPROVED**

**Huntington Planning Commission  
MINUTES  
July 15, 2010**

Commissioners Attending: Gordon Miller, Tom Bailey, Heidi Weston, Everett Marshall

Commissioners Absent:

Others Present: Bill White, Molly and Jason Peters

Minutes: Heidi Racht

RECEIVED   
DATE August 30, 2010

- 7 pm Public Comment
- 7:10 pm Minutes of June 14, 2010
- 7:15 pm Bill White Subdivision Informal Review
- 7:50 pm Mail
- 8 pm Molly Enman (Sleepy Hollow) Sketch Plan Review
- 8:30 pm Regs Updates Recommendations
- 9:15 pm Report of Bailey & Miller from Planning Workshop  
Member Business
- 9:45 pm Adjourn

The meeting began at 7:01 pm; chaired by Everett Marshall.

<b>Items for Discussion</b>	<b>Discussion</b>	<b>Action</b>
<b>Public Comment</b>	No public present.	
<b>Bill White Subdivision</b>	<p>Bill White's Final Subdivision Review was continued in April 2008, with no date set for the continuation. White has now requested to continue with changes. He is now proposing six lots three on the north side of Bert White Road and three on the south side.</p> <p>As proposed, the lots would be:</p> <ol style="list-style-type: none"><li>1. Bert White house with land to Bob White;</li><li>2. East of house, currently with shack that will be used as an outbuilding; will have trailer to Billie Jo White;</li><li>3. Land with frontage on Handy Road to Brad White;</li><li>4. On south east corner of property, bordering Barton and Worthley. This is the same lot that was in Final Subdivision Review in 2008, no to Jean White;</li><li>5. 10 acres next to Lot 4;</li><li>6. rest of land on south side of road to remain with Bill White.</li></ol>	

<b>Items for Discussion</b>	<b>Discussion</b>	<b>Action</b>
	<p>The Commission and applicant discussed whether this was a continuation or a new project. Further, the location of the house site lot that was under discussion in 2008 has been changed, so the wetlands and septic issues that drove the continuation may no longer be applicable.</p> <p>The Commission decided to schedule a site visit.</p>	<p>The Commission will conduct a site visit on the Bill White property. Date to be determined.</p>
<b>Minutes of June 14, 2010</b>	<p>Heidi Weston moved to approve the minutes of June 14, 2010 with minor changes; seconded by Tom Bailey.</p>	<p>Minutes of June 14, 2010 approved unanimously with changes.</p>
<b>Sleepy Hollow Sketch Plan Review</b>	<p>Jason and Molly Enman Peters appeared before the Commission to discuss a Minor Subdivision of 29 acres into a house site. They presented a map showing the proposed location of buildings and septic with the easements, access, and natural areas like a deeryard. The proposed house site is located next to the property owned by Eli and Kasie Enman and includes an easement for septic on their property.</p> <p>The property will be kept in Current Use and the applicants are working out the deeryard issues in the Act 250 process.</p> <p>The Commission reviewed the Sketch Plan checklist and found that the list was complete with the exception of the utilities line that will be shown on the survey.</p> <p>Everett Marshall will be the point person for the Commission.</p> <p>Because this is a Minor Subdivision, it will now go to Final Review, which will include the notice to adjacent property owners and a notice in the newspaper.</p> <p>The applicants were handed the checklist for Final Review.</p> <p>They will get back to the Commission when they are prepared to come in. The calendar was consulted with the following deadlines:</p>	

Items for Discussion	Discussion	Action
	July 22 for August 12; August 3 for August 23; August 23 for September 13.	
<b>Mail</b>	<p>Mail received since the last meeting:</p> <ol style="list-style-type: none"> <li>1. Wastewater permit WW4-3515 for Gordon Rowe, 239 Taxes Hill Road, dated July 7, received July 9; also, letters June 17, received June 21 and dated June 29, received July 9.</li> <li>2. Permit EC-4-2133-1 for Dean and Nancy Grover, 2044 Main Road, dated July 12, received July 13.</li> <li>3. Wastewater permit WW4-3517 for Harry Frank and Enid Wonnacott, 478 Salvias Road, replacement system; letter dated June 18, received June 21; permit dated July 2, received July 8.</li> <li>4. Wastewater permit WW4-3503 for Knox Cummin, 95 Spence Road, letter dated May 31, received July 13; permit dated July 12, received July 13.</li> </ol>	No action taken.
<b>Regs Updates</b>	<p>Fences: After some discussion, the Commission determined that fences were not structures and that this was an area that they did not want to regulate. Gordon Miller suggested that fences facing the road, which are located in the setback, should get approval of the Road Commissioner as it is an issue of public safety.</p> <p>Parking in Setback: The Commission determined that at-grade parking within the setback is an allowable use.</p> <p>Fill: Considered more than 10 cubic yards will need a permit.</p> <p>Drainage: This was discussed in the context of fill.</p> <p>Merger: The Commission agreed that the language, which seemed very clear when it was drafted, needs to be cleaned up since it is apparent that it can be interpreted differently.</p>	
<b>Member Business</b>	Tom Bailey and Gordon Miller reported on the planning workshop that they attended in Lake	

Items for Discussion	Discussion	Action
	<p>Fairlee.</p> <p>Also discussed was dealing with barriers to collaborative decision-making.</p> <p>The Commission briefly discussed the ongoing problem with having only four members and the lack of quorum for the last two meetings. In the absence of the Selectboard making appointments to the Commission, the Commission would like the Selectboard to schedule elections to be held during the November 2 General Election.</p>	<p>Heidi Racht will make a request on behalf of the Commission to have the three open positions on the ballot on November 2.</p>

<b>Adjournment</b>	Everett Marshall moved to adjourn; seconded by Gordon Miller and unanimously adopted. Meeting adjourned at 9:58pm.
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Date UNAPPROVED minutes submitted to HPC: July 24, 2010

Date minutes APPROVED by the HPC: August 12, 2010

Date Approved Minutes submitted to Town Clerk: August 30, 2010