

APPROVED

**Huntington Planning Commission
MINUTES
June 14, 2010**

received by [unclear] 7-7-10
[Signature]
Town Clerk

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

Commissioners Absent:

Others Present: Dori Barton, Rosemarie LaCoursiere, Charlotte Barrowman, Heather Pembroke, Dave Clark, Nils Smith, Brett Lindemuth

Minutes: Heidi Racht

- 6:50 pm Planning Commissioners meet briefly to work out meeting logistics
- 7 pm to 8 pm Meet with Six Candidates for Three HPC Positions (Candidates have been individually contacted and asked to come at specific times)
- 8 pm Billis/Bryan/Smith Sketch Plan Review
- 8:30 pm Minutes of May 24, 2010
 - Mail
- 8:40 pm Public Comment
- 8:50 pm Regs/FHOD discussion - plan for June and July work meetings
- 9:25 pm Member Business
- 9:35 pm Adjourn

The Commission met at 6:50 pm to discuss briefly the three questions that would be asked of the six residents who are interested in the three positions on the Commission:

1. Why do you want to be on the HPC?
2. HPC is both a planning and regulatory board. What background or skill sets do you have that will assist the board
3. How do you see yourself being able to represent the townspeople on the board?

Items for Discussion	Discussion	Action
Rosemarie LaCoursiere	<ol style="list-style-type: none">1. Rosemarie LaCoursiere said that she had applied to the Commission because she was new to town and wanted to serve on the Board with the greatest need. She discussed the importance of citizenship, civic and participation and said she wanted to be “a voice for the people” and to “make a difference.” LaCoursiere said she “had the ability to observe, to see things that aren’t working well.”2. LaCoursiere talked at length about her business experience that included relocating families, empathy, planning, bid process and management of a \$20 million budget. She also discussed how she created a back-up plan after September 11, which involved pulling	

Items for Discussion	Discussion	Action
	<p>documents together. She said she hoped to benefit the community as a whole.</p> <p>3. Representing the diverse interest of all residents. She described herself as “approachable,” and “able to engage people in conversation” and “attend events.”</p>	
Charlotte Barrowman	<p>1. Barrowman said he hadn’t done anything board-wise and she had applied to get representation from different townspeople.</p> <p>2. As a homeowner, Barrowman commented on “the simple process” twelve years ago when “all I had to do was relocate the well; aware that zoning regs have become more complicated.” She wanted to be “a voice in the community.”</p> <p>3. She would “contribute to a diverse interest” and had “things in common with some people and that’s what I have to offer.” She hadn’t read the regs, but would be bringing up to speed and offering by viewpoint.”</p>	
Heather Pembroke	<p>1. Pembroke said she had an interest in planning and design. “Plan for the future and get something you wanted, rather than getting something handed to you.”</p> <p>2. Having been on “several boards and committees,” she knows the commitment to the work. She asked about the expectation for the time commitment. Pembroke talked briefly about her natural resources background, which included logging and forest management. She currently works for the state in water quality, doing testing on acid rain.</p> <p>3. Pembroke said she would “represent diverse interest.” She lives in a “diverse neighborhood” and interacts socially as she walks and is able to talk to everybody. She quoted George Perkins Marsh by noting that “as you learn new information, you should change your opinion.”</p>	
Dave Clark	<p>1. Clark said the work on the HPC serves a “good and important purpose.” He wanted to “see things in a state of balance – the needs of</p>	

Items for Discussion	Discussion	Action
	<p>people and the town.” He discussed his 12 years on the MMU Board and said he “believed in the public process.” Clark said he would like to see the regs “equally implemented for all people.”</p> <ol style="list-style-type: none"> 2. His background will assist work on HPC. Clark spent five years on the MMU Budget Committee; four years as chair. As a member of the State Employees Association, he has spent over 20 years working in planning and implementation. 3. Clark said he would “take each case on its own merits, listen as special situations occur, promote egalitarian treatment.” 4. Clark then asked the members what the most challenging aspect of the work they do. <ol style="list-style-type: none"> A. Tom Bailey said that the Commission had drafted a lot of regs. And the challenge was trying to get the work done and make sure it fits. He talked about the listening process as well as getting things done. B. Gordon Miller said the time commitment and “juggling things in life.” C. Heidi Weston said “figuring out my place representing many people in town and how to do this.” D. Everett Marshall commented on the small group and how the bigger group would allow “more input in the process.” He also said that the regs are challenging and it would be “bit of work to familiarize yourself.” 	
<p>Nils Smith</p>	<ol style="list-style-type: none"> 1. Smith said he was a lifelong resident and saw it as “something that everyone needs to contribute at some point.” He thought it was the right time as his kids were at Brewster-Pierce and he has gotten more involved in the community. 2. His background and skill sets included education in architectural design and environmental planning. He has a construction and excavation business and is good at “problem solving.” His background includes a “basic knowledge of what the PC 	

Items for Discussion	Discussion	Action
	<p>has to consider,” having been in front of the PC.</p> <p>3. Huntington is a “different town” than it was when he was growing up. He went to school here and “Huntington is a small town.” Smith commented that when his parents moved in, they “were outsiders” and “the more I live here, the more I don’t feel like an outsider.”</p> <p>He then briefly discussed with the Commission the possibility of having to recuse himself from any project that his family might put before the Commission.</p>	
Brett Lindemuth	<p>Lindemuth told the Commission that he would “do 1 and 3 together.” He was a “centrist person with a pragmatic approach, maintaining peace.” He was looking for “lasting solutions” and had “new fresh ideas.” Lindemuth said he would “represent people who feel they don’t have power and give them a new view of progress.” He wanted to “make progress and not leave anyone behind.”</p> <p>“I’m interested in conservation of the river, despite being quite vocal” about property rights.</p> <p>He then said that he “prevailed upon the PC to work to conserve areas around the river without embittering people – people know when they are being stepped on.” He spoke at length about increasing the conservation fund to purchase land for conservation.</p> <p>2. A legal background includes document editing and drafting. The Ancient Roads experience was “bitter” – the town “wanted something that was difficult for neighbors to accept.” He spoke again about his centrist view and “credibility with a spectrum of the public.”</p>	
Billis/Bryan/Smith Sketch Plan Review	<p>After introductions, Everett Marshall gave an introduction to the process.</p> <p>Guthrie Smith described the project was 3/10 mile up Salvias Road. The owners have 50 acres with two houses all treated as one parcel. They would like to subdivide two house lots and keep the majority in conserved, common ownership. Currently, the property is in Current Use except for the two-acre minimum, around each house. The Zoning District is</p>	

Items for Discussion	Discussion	Action
	<p>for five acres.</p> <p>Marshall raised the possibility of a Planned Residential Development (PRD).</p> <p>The pros and cons of a subdivision and PRD were discussed.</p> <p>More discussion included nearby deer habitat and maintaining the woods road, which is also a skiing trail. Also discussed were the wastewater and possible rights-of-way for the two houses.</p> <p>Gordon Miller brought up H 479 and suggested that they have engineer Justin Willis review their plans before they move to the next step.</p>	
Public Comment	<p>Although Brett Lindemuth was present, there was no comment.</p>	
Minutes of May 24, 2010	<p>Tom Bailey moved to approve the minutes of May 2, 2010; seconded by Gordon Miller.</p>	<p>The minutes were unanimously approved as corrected.</p>
Regs/FHOD discussion - plan for June and July work meetings	<p>The HPC discussed what the next step should be since there would be so many new members on the Commission. Everett Marshall suggested training sessions.</p> <p>Heidi Weston said that the sitting members should make a decision as they were elected officials from Town Meeting.</p> <p>Gordon Miller concurred saying that the HPC had come a long way on this. It was “just a couple of issues, mainly what was allowed in the floodway.”</p> <p>Marshall said that a number of people who applied are interested and may want to contribute.</p> <p>Weston agreed that this one issue has gotten people interested. Tom Bailey said, “This has dragged on. It’s time to get the damn things done.”</p> <p>Miller suggested approving what had been done so far.</p>	

Items for Discussion	Discussion	Action
	<p>Heidi Weston moved that the proposed June 14 regs would have in the Special Flood area allow new construction approved by the Zoning Administrator and not require Conditional Use, as stated in Summary D; seconded by Gordon Miller.</p> <p>Everett Marshall proposed an amendment that the HPC use the April 18 chart. Hearing no second, he withdrew the amendment.</p> <p>The Commission looked at the definition of Conditional Use on page 61.</p> <p>Marshall said there were types of development that can affect neighbors. "If you aren't going to prohibit it, you need to have a thoughtful review.</p> <p>Weston responded that it might not be allowed. There can still be a review as the landowner will need to go through professional, licensed person. "I don't feel there's an adverse condition that warrants Conditional Use."</p> <p>Bailey said that the Floodway is a mapped area.</p> <p>Marshall said "It doesn't make sense. I cannot see this passing without reasonable review."</p> <p>Weston replied, "We had time to review. It's time to get on."</p> <p>Marshall asked if the HPC was ready to vote up or down.</p> <p>Weston persisted, "We're elected to make a decision."</p> <p>During the discussion, Brett Lindemuth tried to make suggestions and was reminded by three of the members that Public Comment was over and he could not participate in the discussion. He then wrote a note and passed it to Heidi Weston, who set it aside.</p> <p>After more discussion, the HPC decided to vote on the chart for Special Flood Hazard Area.</p>	

Items for Discussion	Discussion	Action
	<p>Marshall said he felt this put too much burden on the Administrative Officer (Zoning Administrator). Miller responded that the AO has experience and confidence. Marshall said that Ned Swanberg said it was too much [on AO].</p> <p>Marshall then stated he thought new structures should to through CU process.</p> <p>Heidi Weston moved that that new construction be permitted and have a no rise, no impact certificate with dry land access; seconded by Gordon Miller.</p> <p>Tom Bailey moved to table the discussion; seconded by Gordon Miller.</p>	<p>Vote on motion was 2-2 tie (Marshall/Bailey and Weston/Miller), so it didn't carry.</p> <p>Vote on motion was 2-2 tie (Marshall/Bailey and Weston/Miller), so it didn't carry.</p> <p>Motion to table discussion approved unanimously.</p>
Executive Session	<p>The Commission went into Executive Session at 9:56 pm.</p> <p>The Commission came out of Executive Session at 10:55 pm.</p>	
	<p>Tom Bailey moved to make the following recommendation to the Selectboard for appointment to the Commission:</p> <ol style="list-style-type: none"> 1. Dave Clark 2. Rosemarie LaCoursiere 3. Heather Pembrook or Charlotte Barrowman <p>Second by Gordon Miller.</p>	<p>Motion passed unanimously.</p>
Member Business	<p>Marshall suggested that the news members be provided with a notebook containing copies of the</p> <ol style="list-style-type: none"> 1. Town Plan 2. Chapter 117 3. Zoning Regulations 4. Subdivision Regulations 	

Adjournment	<p>Tom Bailey moved to adjourn; seconded by Everett Marshall and unanimously adopted. Meeting adjourned at 11:02 pm.</p>
--------------------	--

Date UNAPPROVED minutes submitted to HPC: June 18, 2010

Date minutes APPROVED by the HPC: July 15, 2010

Date Approved Minutes submitted to Town Clerk: July 19, 2010