

APPROVED

**Huntington Planning Commission
MINUTES
April 12, 2010**

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

Commissioners Absent:

Others Present: Dori Barton, Mack Riddick, Cathleen Gent (Zoning Administrative Officer)

Minutes: Heidi Racht

7 pm Minutes of March 22, 2010
Mail

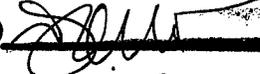
7:15 pm Public Comment/Member Business

7:30 pm Bill White subdivision informal discussion about subdivision

8 pm Flood Hazard Regs

9 pm Member Business

9:15 pm Adjourn

RECEIVED 
DATE April 27, 2010

The meeting was called to order at 7:16 pm, chaired by Everett Marshall.

Items for Discussion	Discussion	Action
Member Business	<p>The meeting began with a discussion with ZA Cathleen Gent, who asked about lot merger (5.9.2). If a landowner purchased an adjacent property that was part of an approved subdivision, would this remain a separate parcel for subdivision purposes or would it merge? After a brief discussion, the HPC agreed with Gent's interpretation that the two parcels would remain separate if the owner wanted to keep them this way.</p> <p>Gent's second question was about existing lots that are too small for the district. Are they treated the same way as it they were minimum size for the district? Reference was made to 5.9.1 where setbacks are to be met for the district.</p> <p>The topic of application forms for Subdivision Review was discussed with Gent passing out drafts for Sketch Plan, Preliminary and Final Subdivision applications. She asked that the forms be reviewed and comments sent by Monday.</p>	
Bill White Subdivision Discussion	Bill White was not at the meeting.	

Items for Discussion	Discussion	Action
Minutes of March 22, 2010	Tom Bailey moved to approve the minutes of March 22, 2010; seconded by Beverly Little Thunder.	The minutes were unanimously approved as corrected.
Mail	<ol style="list-style-type: none"> 1. Notification of Bill and Lisanne Hegman's stand alone solar array. 2. Wastewater Permit: Jeff Palin, 2935 Main Road, March 23, 2010 3. Wastewater Permit: Jed Croxford, 1020 Bert White Road, February 17, 2010 4. Wastewater Permit: Ian and Carrie Wyatt, 555 Camels Hump Road, February 25, 2010 5. ANR Wastewater Permit Project Review Sheet, John Chicoine, 120 Wildwoods Drive, February 11, 2010 6. ANR Wastewater Permit Project Review Sheet, Bruce and Mary Taft, 1470 Taft Road, January 30, 2010 7. ANR Wastewater Permit Project Review Sheet, Nils Smith, Jennifer Baer, 2225 Main Road, January 30, 2010 8. Vermont Dept. of Environmental Conservation Stormwater Permitting Requirements, Barbara Mayo, 3-lot subdivision, proposed Economou Road, March 18, 2010 	
Public Comment	None.	
Flood Hazard Regulations	<p>The Commission reviewed Ned Swanberg's answers to Heidi Weston's questions about the size of accessory structures and storage in the FHOD (Flood Hazard Overlay District). An accessory structure is detached and used solely for the purpose of parking vehicles. It is a low-cost shed for limited storage. After a lengthy discussion, the Commission to voted put the size of accessory structures at 24x32 (720 square feet). This would allow storage up to 10 cubic yards.</p> <p>Tom Bailey handed out a draft of the report of the Commission to accompany the regulations.</p> <p>The Commission discussed simplified reasons for not allowing fill:</p> <ol style="list-style-type: none"> 1. displaces water onto neighbors' property, 	Commission members will read and comment on the Report before the next meeting.

Items for Discussion	Discussion	Action
	<p>especially from large or numerous sites; 2. fill washed into river can change course or raise river levels and increase velocity downstream.</p> <p>Heidi Weston passed out a paper on which she had started the rationale for proposed regulation standards that are greater than FEMA requirements/.</p> <p>Weston also talked about being able to answer residents' questions. For instance, will raised beds be allowed? Will people be able to garden?</p> <p>Tom Bailey handed out the definitions from FEMA for areas A, and AE, which will be incorporated into the document.</p> <p>Everett Marshall assigned bullet points for the next meeting, as follows:</p> <p>1-3 Everett Marshall 4-6 Tom Bailey 12-14, 20 Beverly Little Thunder 8 & 9 Tom Bailey</p> <p>After some discussion, the Commission decided to hold the hearing on June 28 at Brewster-Pierce School. The regs will be finalized on May 10. Marshall asked everyone to re-read the regs.</p>	<p>Commission members will read and comment before the next meeting.</p> <p>Tom Bailey will incorporate definitions into the document.</p> <p>Bullet points will be prepared before the next meeting. Heidi Weston will discuss Everett Marshall's comments as he will not be at the meeting.</p> <p>Gordon Miller will create a Powerpoint chart.</p> <p>Heidi Racht will request the use of the school for June 28; Britt Cummings will be asked to moderate.</p>
Member Business	Tom Bailey raised the issue of driveway regulations. The town doesn't have regs for driveways, but there is a driveway permit that has specs.	

Adjournment	Tom Bailey moved to adjourn; seconded by Beverly Little Thunder and unanimously adopted. Meeting adjourned at 9:46 pm.
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Date UNAPPROVED minutes submitted to HPC: April 17, 2010

Date minutes APPROVED by the HPC: April 26, 2010

Date Approved Minutes submitted to Town Clerk: April 27, 2010