

*Received for record
Sept. 19, 2010
JLW
Town Clerk*

APPROVED

HUNTINGTON PLANNING COMMISSION
Minutes of August 30, 2010

PRESENT: Everett Marshall, Tom Bailey, Gordon Miller, Heidi Weston

ABSENT:

OTHERS PRESENT:

MINUTES: Heidi Racht

AGENDA:

- 7 pm Public Comment
- 7:10 pm Minutes of August 12, 2010
- Mail
- 7:15 pm Bill White Subdivision Discussion of Site Visit
- 7:30 pm Barbara Mayo Subdivision
- 7:45 pm Regs Updates Recommendations
- 9:15 pm Member Business
- 9:30 pm Adjourn

The meeting was called to order at 7:05 pm; chaired by Everett Marshall.

Public Comment	No public was present	
Minutes of August 12, 2010	Tom Bailey moved to approve the minutes of August 12, 2010; seconded by Heidi Weston.	The minutes of August 12, 2010 were approved unanimously with changes.
Mail	No mail.	No action taken.
Bill White Subdivision Site Visit Discussion	Commissioners Everett Marshal and Tom Bailey Bill White at 5:45 pm for a site visit of his proposed six-lot subdivision on Bert White Road. The project was briefly discussed.	No action taken.
Barbara Mayo Preliminary Subdivision Review Continuation	The Commission discussed that Barbara Mayo's subdivision had been in Preliminary Subdivision Review at the last meeting, not Final Review as shown on the agenda. The materials in the file as well as minutes from previous meetings where the project was warned were consulted. The Commission reviewed the checklist from August 12 and decided that the project had not concluded the Preliminary Review process on August 12 and would still need to proceed to Final Review; it would have still had to go through these steps anyway, although the applicant may be disappointed due to the	Heidi Racht will draft a letter to Barbara Mayo and send to Everett

	<p>expectation that she had completed Final Review. Everett Marshall would send a letter of explanation and apology to the applicant; Heidi Racht would call Attorney Joe Fallon and schedule and warn Final Review.</p> <p>Tom Bailey moved to approve Preliminary Subdivision Review with anticipated conditions; seconded by Gordon Miller.</p>	<p>Marshall; Racht will also call Joe Fallon and warn Final Subdivision Review for September 27 at 7:15 pm, if it works for the applicant.</p> <p>The Commission unanimously approved the Barbara Mayo Subdivision Preliminary Review.</p>
<p>Zoning Regulations Update Recommendations</p>	<p>The Commission discussed a document sent via email by Tom Bailey proposing zoning changes.</p> <p>Under Section 1.4, a new section (1.4.4) had been added that discussed allowing at-grade parking, light posts and fencing in all districts reading</p> <p style="padding-left: 40px;">“At-grade parking areas, light posts and fencing less than feet in height shall not be required to comply with setback requirements for the district in which they are located.”</p> <p>The Commission discussed fences and determined that, since they weren’t structures and were only regulated for height later in the document, that this would be removed from this section. After more discussion, it was decided that the proposed language was inconsistent with the rest of Section 1.4 and it was moved to the end of Section 2.1, minus the language on fences.</p> <p>Under Section 4.1, another section was proposed:</p> <p style="padding-left: 40px;">move, extract or add surface of subsurface fill in excess of ten cubic yards, except as part of normal agricultural operations.</p>	

	<p>temporary signs 5.4.4 e has a time constraint that might not be able to be met if the property isn't sold in that time.</p> <p>Miller said that he thought Section 5.4.3 #8 was "onerous" and proposed allowing signs to be placed 25 feet from the center of the road instead of 20 from the side of the road.</p>	<p>Commission language for real estate signs.</p> <p>Gordon Miller will send the Commission a proposal to change the language on placement of signs from the road.</p>
<p>Member Business</p>	<p>The Commission briefly discussed the letter received that evening by the Town Clerk from the Selectboard, stating that the Board wishes to have the three vacant HPC positions filled through an election on November 2, 2010.</p>	<p>No action was taken</p>

Adjournment: Tom Bailey moved to adjourn the meeting; seconded by Gordon Miller. The meeting adjourned at 9:26 pm.

UNAPPROVED MINUTES TO THE HPC: September 6, 2010.

MINUTES APPROVED: September 13, 2010

APPROVED MINUTES TO THE TOWN CLERK: September 17 2010