

APPROVED

**Huntington Planning Commission
MINUTES
February 22, 2010**

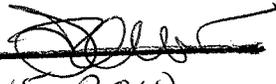
Commissioners Attending: Everett Marshall, Gordon Miller, Lucinda Hill, Tom Bailey, Eric Silman, Heidi Weston

Commissioners Absent: Beverly Little Thunder

Others Present: Ron LaRose, Kevin LaRose, Luke St. Clair, Dori Barton, Reg Hathorn, Lucinda Hathorn

Minutes: Heidi Racht/Tom Bailey

- 7 pm Mail
- Minutes of February 8, 2010
- 7:15 pm Public Comment
- 7:30 pm Mayo Subdivision Preliminary Review
- 8 pm Flood Regulations
- 9:15 Member Business
- 9:30 Adjourn

RECEIVED 
DATE 3.15.2010

The meeting was called to order at 7:10 pm, chaired by Everett Marshall.

Items for Discussion	Discussion	Action
Minutes of January 25, 2010	Tom Bailey moved to approve the minutes of February 8, 2010; seconded by Lucinda Hill.	The minutes were approved with changes; Tom Bailey and Eric Silman abstained.
Public Comment	Eric Silman thanked the Commission for a “nice time, especially when working on the regs.” He told the group that he would complete the HPC clerk’s job description. Everyone at the meeting responded in kind and wished him well. He then left the meeting.	The HPC clerk’s job description needs completing.
Mayo Subdivision: Economou Road	Present: Ron LaRose, Kevin LaRose, Luke St. Clair, Dori Barton, Reg Hathorn, Lucinda Hathorn The Preliminary Subdivision Review for Barbara Mayo’s proposed three-lot subdivision on Economou Road opened at 7:30 pm, chaired by Everett Marshall. Marshall asked the LaRoses, who are acting as agents for Barbara Mayo, to introduce the project. The project began in 2007, at which time Mayo and her husband Vince Furno went through Sketch Plan Review for a three-lot subdivision of that fronts	

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	<p>Economou Road. Due to a series of circumstances, the project was postponed. The project came in for Sketch plan Review again on November 4, 2009 and a site visit was conducted for the members of the Commission who weren't on the Board in 2007.</p> <p>Details on the project include:</p> <ol style="list-style-type: none"> 1. Lot 1 fronts Economou Road; Lot 2 shares a driveway, which follows an old logging road shown on the survey as Woods Road; Lot 3, the parent lot, is accessed from Ross Hill and is separated from Lots 1 and 2 by a ridge. Lot 3, which is the parent lot of the majority of the 74-acre parcel and will be retained by Barbara Mayo, is not under discussion. 2. The septic for Lots 1 and 2 are both located on Lot 1. 3. Lot 2 does not meet the frontage requirement for the Rural Residential district. <p>Luke St. Clair, an adjacent property owner, asked where the name Woods Road came from since it is not a road on any town map. Ron LaRose replied that it is a logging road.</p> <p>St. Clair pointed out that a well located uphill from his property and near the proposed septic line was not on the map. He expressed concern that the path for the septic for Lot 2 goes through two wells and could affect his water. He asked that a swale be put in to prevent run-off and commented that since the area had been logged, there is more run-off. He stated, "The area is wet and it's that way all year-round."</p> <p>Ron LaRose said that the septic could be sleeved to alleviate concerns with "what's underground."</p> <p>Heidi Weston asked to see the site plan. The site plan was not there, but Kevin LaRose had the state wastewater permit. He said that they had addressed the concern with wetlands and had walked the area with Dori Barton, a wetlands ecologist.</p> <p>There was some discussion about the 50' buffer.</p>	

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	<p>LaRose said that they would have to go back to the state to follow the regs. He questioned the fact that there had been no discussion on this when various visits were made.</p> <p>Everett Marshall asked what a sleeve would entail. Kevin LaRose replied that it was a pipe within a pipe; the effluent that was in it would be contained. The pipes will be covered with a rigid foam to keep them from freezing.</p> <p>After asking if the LaRoses had consulted the regs, Tom Bailey pointed to them and the fact that “things might be missing.”</p> <p>Heidi Weston asked about the permit, which allowed the septic to go “straight across the wetland.” Ron LaRose replied, “We may have to get an amended permit.”</p> <p>LaRose also offered to dig a ditch along the road.</p> <p>Luke St. Clair asked about the run-off effect of a five-foot ditch. He said, “I want some kind of guarantee that those wells that are feeding my well won’t be affected.”</p> <p>LaRose replied that if the septic is “greater than 500’, we’re meeting the state regs. The material should be cleansed.” St. Clair replied, “I want assurances.”</p> <p>The Commission then reviewed the list for Preliminary Review. The map that was reviewed had also been produced at Sketch Plan.</p> <p>See attached checklist for details.</p> <p>Further discussion included:</p> <p>Everett Marshall pointed out that this was an example of a project that will have some impact on wildlife. It’s hard to characterize and hard to regulate. He concluded that it’s important to keep road lengths short and houses close to existing roads. Dogs need to be on a leash.</p> <p>Gordon Miller said, “The operative word is critical.</p>	

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	<p>Wildlife does use the area.”</p> <p>Marshall said that springs are an important natural feature. To which Tom Bailey said, “If a spring isn’t specified in the section and it’s not on the checklist, we can come back to it.”</p> <p>Marshall asked whether the soils were clay. Kevin LaRose answered that the soils were fine, silty loams; sandy loams to 24”. They had taken samples around the immediate area. Ron LaRose said, “We keep taking tests to find better soils.”</p> <p>Marshall asked Luke St. Clair about his concerns with the septic line. St. Clair replied, “A break will run right down to my house.”</p> <p>In a discussion about the extent to which names of adjacent property owners should be shown on the map on a large property where only a corner is being developed, Heidi Weston suggested putting the property owners now shown on boundaries of the project, on a list. Ron LaRose objected, stating, “The state dictates what is on the map.” He said he didn’t want to put it on.</p> <p>Kevin LaRose offered that the driveway had “a pretty good base.” He said they could “put a few inches of gravel on it.”</p> <p>Ron LaRose offered to show a profile of the existing road and offered to do a building envelope.</p> <p>Ron LaRose also offered to do a “shell deed” to reflect private road maintenance agreement.</p> <p>After Everett Marshall asked the attendees to comment, Luke St. Clair asked about the time line. He again said that he was concerned about the septic running between two wells.</p> <p>Tom Bailey moved to accept the Mayo subdivision, subject to conditions; seconded by Gordon Miller.</p> <p>Conditions included showing the building envelope, a construction erosion control plan, the well on the map and the sleeve on septic to address concerns of</p>	

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	<p>contamination of St. Clair water.</p> <p>Discussion ensued around meeting the 50' buffer to the wetlands for construction and 100-foot buffer for onsite septic. Regarding the requisite 100-foot buffer from the wetland for onsite septic, a waiver might be requested with justification as the septic is downhill from the wetlands.</p> <p>It was determined that the applicant needed to provide more information, so Tom Bailey withdrew his motion.</p> <p>Tom Bailey moved to continue Preliminary Site Plan Review to March 22 at 7:30 pm; seconded by Gordon Miller.</p> <p>It was re-established that Gordon Miller will continue to serve as the HPC contact for the project.</p>	<p>Motion to continue Mayo Preliminary Review to March 22 at 7:30 pm approved unanimously.</p> <p>Gordon Miller is HPC contact for project.</p>
	<p>Minutes continued at this point by Tom Bailey.</p>	
Flood Hazard Regulations	<p>The discussion of the flood hazard regulations commenced with a presentation by Everett Marshall which analyzed how parcels located in the Special Flood Hazard Area would be effected by a prohibition on new construction in the Special Flood Hazard Area. Everett identified the 14 parcels located all (or mostly) in the Special Flood Hazard Area on which there are no structures (on the theory that a prohibition on new construction would affect these parcels most harshly). Then the Commission looked at each parcel on an orthophoto map on Everett's laptop to evaluate the practical effect of such a prohibition.</p> <p>Then the Commission discussed Model 5 which Tom Bailey had redrafted into the format of Huntington's zoning regulations as Section 3.5. It was acknowledged that Model 5, as it stands, prohibits new construction in the Special Flood Hazard Area but allows some improvements to existing structures and accessory structures. Tom Bailey pointed out the FEMA rules (as set out in 44 CFR Section 60.3) require that allowing new construction requires significant burdens not only on the property owner but also on the town in evaluating</p>	<p>No action taken.</p>

Items for Discussion	Discussion	Action
	<p>applications for new construction. Heidi Weston emphasized that property owners should, if possible, have a choice as to what to do with their property if they are willing to accept the burdens. She presented a chart provided by Ned Swanberg that evaluated Model 5 against the minimum FEMA requirements.</p> <p>Heidi also suggested that the people who attended the public meeting in January were concerned about their choices being taken away. It was noted that many of the people who attended were less concerned about new construction than about whether they were prohibited from adding on to their existing structures or building accessory structures, which Model 5 allows.</p> <p>There followed a discussion as to whether a proposed flood hazard regulation should allow new construction or prohibit it, and, partly due to the lateness of the hour, no action was taken.</p>	
Member Business	Lucinda Hill thanked the Commission and said it had been a pleasure working with everyone. She said she would be available to help with typing, if needed.	

Adjournment	Tom Bailey moved to adjourn; seconded by Lucinda Hill and unanimously adopted. Meeting adjourned at 10:15 pm.
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Date UNAPPROVED minutes submitted to HPC: March 6, 2010
Date minutes APPROVED by the HPC: March 9, 2010
Date Approved Minutes submitted to Town Clerk: March 15, 2010



Huntington Planning Commission

Subdivision Regulation Checklist - Preliminary Plan Review

Applicant: Barbara Mayo

Date: February 22, 2010

Date received by Town Clerk: N/A Meeting Date & Time Feb. 22, 2010

NOTE: X indicates item covered; notes in bold indicate discussion or action

Preliminary Subdivision Plan Review:

Per Section 4.1 of our current regulations, the Preliminary Subdivision Plat shall consist of one or more maps or drawings which may be printed or reproduced on paper with all dimensions shown in feet or decimals of a foot, drawn to a scale of not more than one hundred (100) feet per inch, showing or accompanied by the information below. Applicants are also encouraged to review the planning and design standards in Articles 5 & 6 of our current Subdivision regulations.

The following checklist serves as a guideline during the Plan Review meeting:

- X 1. Title of the proposed subdivision and the name of the town.
- X 2. Name and address of owner of record, subdivider and designer of Preliminary Plat.
- X 3. Number of acres within the proposed subdivision, location of property lines, existing easements, and buildings.
- X 4. Location of site features such as woodlands, primary agricultural soils, steep slopes (>20%), ledge outcrops, critical wildlife habitat and corridors, including but not limited to designated deeryards, bear and moose habitat, significant natural communities, and endangered, threatened or rare species as designated by the Vermont Fish and Wildlife Department, and any significant natural resources including streams, wetlands, and vernal pools and associated buffers, flood plains and springs, and identification of any significant scenic, cultural or historic features.

All wooded. Wetlands and steep slopes are shown.

**Well is not shown.
No mapped deeryards.**

X 5. The names of owners of record of adjacent acreage.

Names of property owners on north side of property (near proposed house lots with access from Economou Road) are shown. Property owners over ridge with access from Ross Hill are not shown.

X 6. All zoning district boundaries running through the tract.

Rural Residential shown

X 7. The location and size of any existing sewer and water mains, culverts and drains on the property to be subdivided.

Culvert at road is shown. Road Foreman will determine need for further installation at road.

N/A 8. Location, names and present widths of existing and proposed streets, highways, easements, building lines, alleys, parks and other public open spaces as well as similar facts regarding adjacent property.

X 9. Contour lines at intervals of at least five (5) feet of existing grades and of proposed finished grades where change of existing ground elevation will be five (5) feet or more or where required by the Commission.

Two-foot contours are shown around building area.

X 10. Typical cross sections of the proposed grading and roadways and sidewalks. Sections and profiles of the roadways within the subdivision shall be provided when requested by the Commission.

No sidewalks.

Driveway may need more gravel.

Private road maintenance agreement; agent offered to do a shell deed reflecting same.

X 11. Date, true north arrow and scale.

X 12. Complete survey of subdivision tract by a licensed land surveyor.

X 13. Means of providing water supply to the proposed subdivision.

Drilled well for each residence is shown on survey.

X 14. Means of on-site disposal of septic wastes including location and results of tests

to ascertain subsurface soil, rock and ground water conditions, depth to ground water unless pits are dry at depth of five (5) feet; location and results of percolation tests.

- X 15. Provisions for collecting and discharging storm drainage, in the form of drainage plan.

Run-off from road needs to be addressed.

Culvert and ditching may be required on west side of woods road.

- X 16. Preliminary designs of any bridges or culverts which may be required.

Culverts are shown on map.

- X 17. The proposed lot lines with approximate dimensions and suggested locations of buildings or building envelopes.

Shown on plan.

- X 18. The location of temporary markers adequate to enable the Commission to locate readily and appraise the basic layout in the field. Unless an existing street intersection is known, the distance along a street from one corner of the property to the nearest existing street intersection shall be shown.

Flags are up.

- N/A 19. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.

- X 20. Erosion control measures, if any are proposed, during and after construction.

Erosion controls are shown on plan.

- X 21. List of waivers, if any, the subdivider desires from the requirements of the Subdivision Regulations or those specified under PRD/PUD provisions in the Zoning Regulations.

Applicant needs to apply for waivers for Final Subdivision Reivew.

- X 22. A site plan in conformance with the site plan review provisions of the Zoning Regulations, where applicable.

Housesite shown on plan as required for state permit. Applicant will come bank to HPC if this changes.

23. A proposed utility system design. Only basic elements of this design should be shown on the plat. Any detailed design information should be submitted separately as a supporting document. The plat should include a note that the proposed utility locations may be modified slightly when installed, due to unforeseen site constraints (e.g., ledge).

Underground utilities; 50' ROW is shown. Easement for septic, utilities and access for Lot 2 across Lot 1. Width of easement should be shown on map.

24. Any additional information, documents or showings requested by the Commission at Sketch Plan review.

Note: all of the above must be addressed for process to continue.

Checklist completed by: _____ **Date** _____

Signature of Applicant: _____ **Date** _____

Planning Commission Member Assigned: Gordon Miller

Follow up action (if any): _____

