

**Huntington Planning Commission**  
**MINUTES**  
**January 11, 2010**

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

Commissioners Absent: Lucinda Hill, Eric Silman

Others Present: None.

Minutes: Heidi Racht

RECEIVED   
 DATE Jan 22, 2010

7 pm Mail

Minutes of December 22, 2009

7:15 Public Comment

7:20 Town Meeting Elections

7:30 Work Plan - Zoning Regs Revisions (inc. ZA email recommendations)

7:50 Prepare for Flood Hazard Information Meeting on Tuesday, January 12

9 pm Member Business

9:15 Adjourn

The meeting was called to order at 7:09 pm, chaired by Everett Marshall.

Items for Discussion	Discussion	Action
<b>Mail</b>	Mail examined and discussed: 1. Bolton Flood Hazard Proposed Regulations 2. Bruce and Mary Taft - Wastewater permit for five-bedroom house	1. Tom Bailey took and will report back. 2. filed
<b>Minutes of December 16, 2009</b>	Tom Bailey moved to approve the minutes of December 16, 2009; seconded by Beverly Little Thunder.	The minutes were unanimously approved with changes.
<b>Minutes of December 22, 2009</b>	Tom Bailey moved to approve the minutes of December 22, 2009; seconded by Gordon Miller.  The meeting scheduled for December 2, 2009 had no quorum; therefore, no business was transacted.	The minutes were unanimously approved with changes; Gordon Miller abstained.
<b>Public Comment</b>	No public was present.	
<b>Town Meeting Elections</b>	A brief discussion of the five positions on the Planning Commission to be on the ballot on Town Meeting Day (March 2).  Gordon Miller confirmed that he is seeking a three-year position.  Lucinda Hill had said at a previous meeting that she	No action needed by the Commission.

<b>Items for Discussion</b>	<b>Discussion</b>	<b>Action</b>
	<p>was interested in the one-year (remainder of three-year position).</p> <p>This leaves:</p> <ol style="list-style-type: none"> <li>1. two three-year positions</li> <li>2. one two-year position (remainder of three-year position)</li> </ol> <p>Everett Marshall and Heidi Weston expressed interest in continuing, but weren't definite. Regardless, there is still an opening to be filled as Eric Silman has decided not to remain on the Commission after his term is completed in March.</p> <p>There was a brief discussion about the fact that someone could run for a position as a write-in candidate; fourteen votes are needed.</p> <p>Also, the Selectboard could make an appointment, but this would only be until March 1, 2011; the appointments are not immediately made upon receipt of a request from the HPC, so this would potentially leave the Commission down a member for a couple of months.</p>	
<b>Work Plan – Zoning Regulations</b>	After a brief discussion, the Commission decided by consensus to table this discussion until January 25.	No further action needed by the Commission.
<b>Flood Hazard Information Meeting on January 12</b>	<p>Everett Marshall explained that Gretchen Alexander of the ANR Vermont Water Quality Division will make a presentation at the meeting. She will explain the terminology, with emphasis on the Fluvial Erosion Hazard Zone.</p> <p>He clarified that Ned Swanberg focuses on Special Flood Areas.</p> <p>Marshall explained that Alexander's presentation would be educational: what the areas are and what might be done to protect them.</p> <p>Heidi Weston asked about the role of the HPC members during the hearing. Beverly Little Thunder responded that opinions count and Everett Marshall suggested speaking as a landowner.</p>	

<b>Items for Discussion</b>	<b>Discussion</b>	<b>Action</b>
	<p>Weston said she thought the primary concern would be “How does this affect us?”</p> <p>Little Thunder said that people could ask questions after Alexander’s presentation.</p> <p>Marshall explained that the main point would be whether, in the Fluvial Erosion Hazard Area, to restrict new structures or allow with regulatory process; also, limiting the size of accessory structures.</p> <p>Weston said that she felt that people would be focused on their property on the map and there should be a break after the presentation, so people could review the maps.</p> <p>It is also important to state at the beginning of the meeting how it will be conducted.</p> <p>The format of the meeting will be an introduction by Everett Marshall, presentation by Gretchen Alexander, 15-minute break for map review and discussion; questions to the presenter. Meeting will end at 9 pm.</p>	
<b>Member Business</b>	<p>Everett Marshall reported on the status of the LeBrun appeal. He had spoken with town attorney Jim Carroll about trying to come up with a Findings of Fact for a mutually agreeable settlement. Marshall pointed out that the Environmental Court case is De Novo, which means everything starts from the beginning again and the HPC’s decision is not used as evidence. The Commission briefly talked about having the same condition as those in the Bretschneider decision: dog on leash because of deeryard. Also, the extra buildings now proposed by the applicant were discussed as was the need to tape all hearings involving decisions – no matter how seemingly simple.</p>	No action needed.

<b>Adjournment</b>	Tom Bailey moved to adjourn; seconded by Heidi Weston. The meeting adjourned at 9:27 pm.
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Date UNAPPROVED minutes submitted to HPC: January 18, 2010  
Date minutes APPROVED by the HPC: January 25, 2010  
Date Approved Minutes submitted to Town Clerk: February 2, 2010