

**APPROVED**

**Huntington Planning Commission  
January 25, 2010**

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DATE 2-9-10

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

Commissioners Absent: Eric Silman

Others Present: Margaret Cole, Jeff Ferguson and Brian Hayes

Minutes: Tom Bailey

The meeting was called to order at 7.07 PM by Everett Marshall, Chair of the Commission.

<b>Items for Discussion</b>	<b>Discussion</b>	<b>Action</b>
<b>Mail.</b>	The following items were received by the Commission in the mail: 1. Letter from Mack Riddick of Mayo Road commenting on the January 12, 2010 Public Meeting. 2. Copy of WW-4-3355 Permit issued by VT DEC to Jen Bear and Nils Smith dated January 5, 2010 for a replacement septic system. 3. Copy of a Proposed Zoning Amendment from the Town of Duxbury addressing heights of chimneys and wind turbines.	
<b>Minutes of January 11, 2010</b>	The proposed Minutes of the January 11, 2010 meeting of the Commission were reviewed.	Tom Bailey moved to approve the Minutes of the January 11, 2010 meeting of the Commission, and Beverly Little Thunder seconded the motion. The motion was approved, with Lucinda Hill abstaining.

<p><b>General Public Comment</b></p>	<p>Margaret Cole spoke first indicating that she has lived in her current address in Huntington Acres since 1975 and that she discovered that her house is in the fluvial erosion zone as shown on a proposed FEH map made public at the January 12<sup>th</sup> Public Meeting. She expressed concern that the property value of her house would be diminished because it is in the zone. She expressed skepticism concerning the quality of the mapping because of her own observation of the Huntington River. She wondered aloud: “Do we need it?” She objected to the Town adopting more regulations.</p> <p>Jeff Ferguson noted that he also lives close to the River but doesn’t feel his property is at risk from fluvial erosion. He also expressed concern about how the adoption of the FEH map might affect the value of his property. However, he expressed that he understood the possible need to avoid risk by limiting building within the Flood or FEH zones.</p> <p>Brian Hayes indicated that he had felt threatened by the first proposal put forth by the Commission in November 2009. He is concerned that, depending of how a regulation was crafted, he wouldn’t even be allowed to put up a green house. He added that his lot could normally be subdivided under existing zoning regulations, but that adoption of an FEH zone would mean his property would not be subdividable and would become “valueless.”</p> <p>Next Margaret Cole asked about managing the river channel to avoid erosion. Heidi Weston responded that through erosion a river finds its own balance. Beverly Little Thunder and Everett Marshall both commented that armoring a bank can have unforeseen consequences downstream. Gordon Miller noted that many towns have a history of development along a central river.</p> <p>Further discussion followed.</p>	
<p><b>Mayo Preliminary Subdivision hearing</b></p>	<p>Although some application material was received, no party or representative was present. Therefore, by consensus it was agreed that the matter be tabled, and was tentatively scheduled for February 22, 2010.</p>	
<p><b>Member Business</b></p>	<p>It was acknowledged that Gordon Miller, Everett Marshall and Heidi Weston are running for positions on the Commission at Town Meeting in March.</p>	
<p><b>Minutes of the January 12, 2010 Public Meeting.</b></p>	<p>The Minutes of the January 12, 2010 Public Meeting were reviewed.</p>	<p>Tom Bailey moved to approve the Minutes of the January 12, 2010 Public Meeting conducted by the</p>

		Commission, and Lucinda Hill seconded the motion. The motion was approved, with Tom Bailey abstaining.
<b>Flood Hazard &amp; Fluvial Erosion</b>	<p>Heidi Weston expressed the concern that we, as a Commission, still hadn't answered the question posed by members of the general public at both the November hearing and the January 12<sup>th</sup> Public Meeting: What are the minimum requirements from FEMA for a flood regulation that, if adopted, will permit residents to obtain flood insurance? She also suggested that consideration of an FEH regulation should be postponed temporarily since, unlike flood hazard regulations, they are not on a deadline and are probably more controversial. Beverly Little Thunder and Lucinda Hill both expressed agreement.</p> <p>Heidi Weston and Tom Bailey both questioned how much a property would diminish in value simply because it is in a fluvial erosion zone. Everett Marshall noted that Waitsfield had studied that question along its river and suggested we should find out what that study showed. Tom Bailey also agreed to talk with an appraiser.</p> <p>Tom Bailey asked: What standards do we use in completing a draft? After a discussion, Tom agreed to produce a list of the basic minimum FEMA requirements so that they could be compared with one of the existing drafts modeled on the state model regulations.</p>	<p>Heidi Weston moved that the Commission next prepare a draft of a flood hazard regulation (without FEH language) for a public hearing and postpone consideration of an FEH regulation for a later date. Gordon Miller seconded the motion which was passed by a vote of five in favor and one opposed.</p> <p>Tom Bailey will produce a list of the basic minimum FEMA requirements for the next meeting.</p>
<b>Adjournment</b>	Tom Bailey moved to adjourn; seconded by Beverly Little Thunder. The meeting adjourned at 9:35 PM.	

Date UNAPPROVED minutes submitted to HPC: February 2, 2010

Date minutes APPROVED by the HPC: February 8, 2010

Date Approved Minutes submitted to Town Clerk: February 9, 2010