

APPROVED

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

RECEIVED 
DATE April 13, 2010

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

Commissioners Absent:

Others Present: Dori Barton, Luke St. Clair, Mack Riddick

Minutes: Heidi Racht

7 pm Minutes of March 8, 2010

Mail

7:15 pm Public Comment

7:19 pm Barbara Mayo Preliminary Review Continuation

7:20 pm Flood Hazard Regs

Zoning Regs

9 pm Bill White Subdivision - look at minutes from two years ago

9:15 pm Member Business

9:30 pm Adjourn

The meeting was called to order at 7:08 pm, chaired by Everett Marshall.

Items for Discussion	Discussion	Action
Mail	<ol style="list-style-type: none">1. Letter from Kevin Burke regarding stormwater permitting for Mayo on Economou Road2. Copy of Environmental Court decision on LeBrun, sent by Jim Carroll to ZA. Commission noticed that it was missing a page.	Tom Bailey will look at the decision online and report back to the HPC.
Minutes of March 8, 2010	Tom Bailey moved to approve the minutes of March 8, 2010; seconded by Heidi Weston.	The minutes were approved as corrected; with Beverly Little Thunder abstaining.
Public Comment	Mack Riddick said that she wanted it on record that there was a mapping error for part of their property on the Flood Map. She acknowledged that she would have to do a LOMA.	
Barbara Mayo Preliminary Review Continuation	At the request of the applicant, whose representatives could not be present at the hearing, a motion was made by Tom Bailey to continue the Preliminary Subdivision Review to April 26 unless the applicant contacts the HPC on or before April 12 in writing with a new date; seconded by Beverly Little Thunder.	Motion passed unanimously.

Items for Discussion	Discussion	Action
<p>Flood Hazard Regulations</p>	<p>Everett Marshall reviewed the action taken by the Commission on March 8, 2010. After a lengthy discussion, the Commission had approved the preliminary draft of Section 3.5 (Proposed Flood Hazard Regulations) to be forwarded to the State for comments and to be reviewed at this meeting.</p> <p>The Commission reviewed the notes sent by Ned Swanberg:</p> <ol style="list-style-type: none"> 1. make sure there are good definitions for all different flood types in Flood Hazard area; 2. the zones not applicable to Huntington will be deleted; 3. development shall not be permitted in 100-year flood zone where base line has been determined; 4. accessory structure without doing engineering work. <p>The low-cost, small accessory structure size generated the most discussion. The town's regulations are set up so that no zoning permit is required for 150 square feet or less. The FHOD accessory structure needs to allow for entry and exit of floodwaters. The feeling expressed by members of the Commission was the 500 square feet is too small for a two-car garage, while others thought 750 square feet was adequate.</p> <p>It was decided to hold off on accessory structure until the next meeting.</p> <p>Under 8.1 (page 14), the definition of structure of building needs to be clarified.</p> <p>Tom Bailey passed out another draft of Section 3.5, which is based on Model 5. He explained that he made the changes that he "would like to see."</p> <p>The definition of storage was discussed at length. It had been removed, but should it be put back in? What defines storage? There was discussion about commercial versus residential storage; 10 cubic yards limit on storage was discussed.</p> <p>Mack Riddick asked, "What is the bottom line?" She</p>	<p>Heidi Weston will call Ned Swanberg and asked about 750 sq. feet (32x28)</p> <p>Tom Bailey will do definitions A and AE and will also do the cover sheets. Bailey will do the summary sheet.</p>

Items for Discussion	Discussion	Action
	<p>wanted to know the reason why the proposed regs are so much more restrictive than FEMA's requirements. There seem to be no concrete reasons about why there is no fill and no dredging. "It's a simple question. Maybe there's no simple answer."</p> <p>Tom Bailey asked if this was "a trust issue." To which, Heidi Weston replied, "To some people, it is."</p> <p>Dori Barton suggested being prepared to discuss changes to the regulations around the problem of building in the flood plain and elevating structures, as it is allowed now. Why are numbers 1 and 9 outrightly prohibited? Why is no storage allowed?</p> <p>Marshall asked for two volunteers to come up with the rationale for new structures, fill and storage language in the proposed regs.</p> <p>Mack Riddick said that this needed to be articulated for the public.</p> <p>Marshall said that there would be a summary of why these regulations were proposed.</p>	<p>Gordon Miller and Heidi Weston will draft rationale for language in proposed regulations.</p> <p>Heidi Weston said she would come up with triggers and questions.</p>
Bill White Final Subdivision Review Request for Continuance	<p>After two years, Bill White has expressed interest in resuming his subdivision review, which, in April 2008, was to be continued at a later, undetermined date.</p> <p>He has also expressed interest in changing the proposal, which was in Final Subdivision Review.</p> <p>Everett Marshall contacted the VLCT and spoke with Stephanie Smith about this since the hearing had never been legally closed.</p> <p>Tom Bailey suggested asking White to come in for an informal discussion about his intentions. The discussion is on the agenda for 7:30- 8 pm.</p>	
Member Business	None.	

Adjournment

Tom Bailey moved to adjourn; seconded by Beverly Little Thunder and unanimously adopted.
Meeting adjourned at 9:51 pm.

Date UNAPPROVED minutes submitted to HPC: April 1, 2010

Date minutes APPROVED by the HPC: April 12, 2010

Date Approved Minutes submitted to Town Clerk: April 13, 2010