

APPROVED

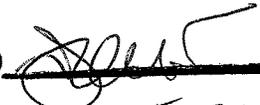
**Huntington Planning Commission
MINUTES
May 24, 2010**

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

Commissioners Absent: Beverly Little Thunder

Others Present: (partial list) Dori Barton, Mark Smith, Annelies Smith, Peter Fried, Teddie Brace, Joe Spence, Charlie Spence, Ruth Little, Nina Marcotte, Mark Cavic, Rosemarie LaCoursiere, James Fecteau, Rhoda Russin, Mark Wisnioski

Minutes: Tom Bailey

RECEIVED 
DATE June 15, 2010

- 7:00 pm Minutes of May 10, 2010
Mail
- 7:10 pm Public Comment
- 7:15 pm Anneliese Smith informal discussion regarding subdivision
- 7:30 pm Flood Hazard Regulations
- 8:15 pm Subdivision/Zoning Regs updates
- 9:00 pm Member Business
- 9:15 pm Adjourn

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

Items for Discussion	Discussion	Action
Minutes of May 10, 2010	The Commission members discussed minor changes to the draft minutes of May 10, 2010.	Tom Bailey moved to approve the minutes of May 10, 2010; seconded by Gordon Miller. The minutes were passed unanimously with minor changes.
Anneliese Smith informal discussion regarding subdivision	Mark Smith, Annelies Smith and Peter Fried met with the Commission to discuss the potential subdivision of Mark Smith's property at the top of Bert White Road. Using a copy of a survey, Mark described two different lot configurations and alluded to his future possible expansion of the inn he operates there. Commission members asked questions of the Smiths and they in turn sought ideas from Commission members. The subdivision approval process was summarized.	No action was taken.
Public Comment	The Commission took comment from many members of the public that were present primarily concerning the flood hazard zoning amendments the Commission is currently considering. Comments were as follows: Mark Cavic suggested that it would be appropriate to record all Planning Commission meetings and asked if the Town would accept	

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	<p>a gift from him for that purpose. (He was referred to the Selectboard.) Then Mark indicated he was troubled by what he perceived as an attack on Heidi Weston in the last meeting. He noted that he plans to attend more meetings and is part of a group of townspeople having weekly meetings. He concluded by urging the Commission to adopt FEMA minimums.</p> <p>Joe Spence expressed that past public hearing minutes omitted many comments and shared his concern that this issue (flood hazard regs) is very divisive in the town. He also urged that the FEMA minimums should be adopted. Addressing the Commission he stated “Don’t chuck something down our throats.”</p> <p>Ruth Little explained her concern that people who don’t live on the river don’t understand the feelings of the people who have land in the flood plain. She also noted that she felt intimidated by the Administrative Officer when calling about a development related matter. She also suggested the FEMA minimums be adopted.</p> <p>Nina Marcotte added that her feelings go deeper than that. She expressed her feeling that the town is going to take more and more rights away and that the Commission should, therefore, adopt the minimums.</p> <p>Teddie Brace expressed that recreation areas shouldn’t be created at the expense of private land owners. Teddie spoke about his philosophy of plantings on the river banks suggesting that some trees would be taken out in the next flood and that it is better to plant weeping willows. Based on his long observation of the river, he stated that gravel should be removed from the streambed upstream to avoid flattening and spreading of the river downstream that has destroyed the fishing. Teddie added that the town shed was too expensive and the fact that state money was available should not always be a justification for building something new. Also, he emphasized that board members should avoid conflicts of interest.</p> <p>Jim Fecteau asked when all of this (flood hazard planning) started. Tom Bailey explained the history of the collecting information and drafting regulations beginning in late summer 2009 and noted that there has been a public hearing and a public meeting to take into account the public’s ideas. Jim stated that understanding the FEMA minimums should be simple and that “we need to know the minimum requirements.”</p> <p>Joe Spence stated his agreement and that adopting the minimums is “not hard to do.”</p> <p>Mark Cavic said he understands how federal regulations can be complicated but we need to get this done.</p> <p>Everett Marshall summarized the process by which a local flood hazard regulation is approved by the state and then submitted to FEMA for approval. He suggested that our flood hazard regulation should be a flexible document.</p> <p>Ruth Little noted that no one had yet explained to the public what</p>	

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	<p>the FEMA minimums are.</p> <p>Heidi Weston indicated that she had been unaware of all the FEMA minimums and that she has had quite an education. She explained in some detail the nature of the FEMA regulations (contained in 44 CFR Section 60.3) and described the “inch and a half thick handbook.” She summarized some of the FEMA minimums and the process for obtaining building permits in the flood hazard area along the river. She added that the state also has requirements and what the state recommends is more stringent than the FEMA minimums.</p> <p>Jim Fecteau expressed criticism of the idea of a “flexible document” and indicated that it would be “hard for him to climb on board” with it. Also, he stated his frustration that nobody in the town offices could answer questions about zoning any more, even simple ones and, with the zoning administrator only working on Tuesdays, it is hard to get information.</p> <p>Charlie Spence asked about the process of approval. He commented that the expert at an earlier meeting had tried to compare the Winooski River to the Huntington River when describing silt deposits which, Charlie said, you can not do. He added that the consensus of the public is that the minimums should be adopted in the regulation.</p> <p>Rhoda Russin asked who wants to put restrictions (on the flood hazard area) the town or the state. Heidi Weston responded with a brief description of the government entities involved. Everett Marshall also attempted to clarify. Rhoda expressed her serious concern about what restrictions would mean to existing lots.</p> <p>Teddie Brace stated that Everett Marshall should step down from the Planning Commission because he works for the state.</p> <p>Heidi Weston read aloud a letter from Charlotte Barrowman, a resident of Mayo Road, excerpted:</p> <p>“I hereby state for the record my opposition to the creation of any new river regulations for the town of Huntington, beyond the minimum required by FEMA.</p> <p>My property borders the Huntington river. Whether or not I am personally affected by any present or future regulations, I feel any and all regulations regarding personal property are burdensome, and therefore need to be kept to a minimum.</p> <p>Thank you for taking my opinion into consideration and including it in the record of the planning process.”</p> <p>There followed a brief intermission in the meeting while the Chair got a drink of water.</p>	
Flood Hazard Regulations	<p>Tom Bailey, indicating that he had not reviewed the most recent draft edits supplied by Heidi Weston, moved to table the discussion of the flood hazard regulations until the next meeting of the Commission. Heidi Weston seconded.</p>	

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	<p>During the discussion on the motion, Everett expressed that some matters in the proposed regulation should be dealt with as conditional uses and that coordination with the Zoning Board of Adjustment and the Selectboard should occur regarding the proposed regulation. Everett emphasized that the Commission should consider very carefully what elements of flood hazard permits should be subject to conditional use.</p> <p>Finally, the motion to table was unanimously approved.</p>	<p>Motion to table flood hazard regulations unanimously approved.</p>
Zoning Regs Update	<p>Dori Barton spoke to Commission about her particular concern that multi-family homes are limited to 4 units in the Village District and would like it to at least be amended to allow 5 units. In the discussion that followed Dori acknowledged that the 4 unit limitation had been a compromise to avoid large unsightly buildings in areas within the Village District but outside of traditional village centers. The Commission discussed that it should revisit density in the Village District and perhaps Village District boundaries.</p>	
Adjournment	<p>Tom Bailey moved to adjourn; seconded by Gordon Miller and unanimously adopted. Meeting adjourned at 9:30 pm.</p>	

Date UNAPPROVED minutes submitted to HPC: May 27, 2010
Date minutes APPROVED by the HPC: June 14, 2010
Date Approved Minutes submitted to Town Clerk: June 15, 2010