

APPROVED

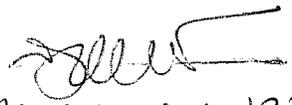
HUNTINGTON PLANNING COMMISSION
Minutes of October 11, 2010

PRESENT: Everett Marshall, Tom Bailey, Gordon Miller, Heidi Weston

ABSENT:

OTHERS PRESENT:

MINUTES: Heidi Racht

RECEIVED 
DATE *November 22, 2010*

AGENDA:

- 7 pm Public Comment
- 7:05 Minutes of September 27, 2010
- Mail
- 7:15 Barbara Mayo Subdivision deliberation
- 7:35 New member training
- 8pm Form-Based Planning
- 8:45 pm Accessory structures
- 9 pm Planning Grant
- 9:15 Member Business
- 9:30 Adjourn

The meeting was called to order at 7:04 pm; chaired by Everett Marshall.

Public Comment	No public present.	No action taken.
Minutes of September 27, 2010	Tom Bailey moved to approve the minutes of September 27, 2010; seconded by Heidi Weston.	The minutes of September 27, 2010 were approved unanimously with exhaustive changes.
Mail	VLCT flier of training opportunities.	Heidi Racht to check and make sure VLCT has everyone's email address.
Barbara Mayo Final Subdivision Review deliberation and decision.	The Commission continued deliberations on the Findings for Fact, Conclusions and Order for the Barbara Mayo Subdivision at 7:19 pm. The draft FOF was reviewed and corrections and changes were made. The Commission discussed clarifying the warranty deed with regards to the driveway winter maintenance to specific dates or duration.	

	<p>Tom Bailey moved to approve the subdivision subject to conditions; seconded by Gordon Miller.</p> <p>The Barbara Mayo Subdivision was approved unanimously.</p> <p>Document is attached as part of the minutes.</p>	<p>The Commission unanimously voted to approve the Barbara Mayo Subdivision.</p>
<p>Agenda Change</p>	<p>Tom Bailey addressed the Commission, saying that he felt that no action would be taken on the rest of the business until after the election on November 2, and proposed adjourning.</p> <p>Everett Marshall expressed surprise at Bailey's suggestion because he had been "harping on this" for a long time.</p> <p>Bailey replied that there was "no point in sitting through meetings if nothing is going to get done."</p> <p>Marshall said, "Why wouldn't we plan?" He produced a list of housekeeping the Commission could do for new members.</p> <p>Heidi Weston said she thought it was important that the Commission welcome new members and help them get situated. She suggested breaking into small groups.</p> <p>Marshall said he had a list of documents that should be given to each new member:</p> <ol style="list-style-type: none"> 1. town plan 2. zoning regulations 3. subdivision regulations 4. existing flood ordinance 5. checklist for subdivision <p>Weston suggested Accepted Agricultural Practices and Bailey added that the state document on silviculture should also be added. He also suggested the Municipal Planning Act, although it was decided to make this show as a link rather than supplying the entire document.</p> <p>Heidi Racht said that she had already purchased ring</p>	<p>Heidi Racht will put together ring binders for the three new commissioners.</p> <p>Tom Bailey will</p>

	<p>binders for the three new members and would put the documents that she had in it: plan, zoning and subdivision regs, flood regs.</p> <p>It was suggested that the Commission compile a list of proposed changes to the regs, recognizing that issues were raised without making changes.</p> <p>Heidi Weston asked if the Commission could vote now on the changes upon which the group had already agreed.</p> <p>Tom Bailey explained how the process worked. The Commission could make recommendations, but the new Commission could also change these. The Commission can make recommendations, but these then go to the Selectboard for further action. There are hearings and a possible vote of the townspeople, if the Selectboard chooses this route.</p> <p>Weston said that the Commission should say to the new members that “here’s what we agreed on, review it and make suggestions.”</p> <p>Marshall also said that they had never completed the job description for the clerk. This could be reviewed in October.</p> <p>Also, there was the duties of the Planning Commission, which are identified on the VLCT website. They are also in 6.3.3 of the Huntington Zoning Regs.</p> <p>Marshall suggested training the first meeting and also electing officers on November 8.</p> <p>Bailey said that the work plan was the highest priority with “reasonable deadlines.”</p> <p>Having the CCRPC come in for training was also discussed.</p> <p>Weston again asked for a summary of the changes. Bailey said it doesn’t sound all that complicated and suggested to Marshall that he delegate.</p>	<p>circulate the list of housekeeping changes he has for the regs.</p>
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	<p>Bailey recommended not meeting on October 25.</p> <p>Marshall proposed a master document.</p> <p>Weston said she was willing to work on a welcoming presentation.</p> <p>After some discussion, Bailey advocated not meeting on October 25. He asked Gordon Miller what he thought. Miller replied that the Commission had been bogged down with housekeeping.</p> <p>Bailey then said that the Commission could make decisions pretty quickly “if people want to make them.”</p>	
<p>Form Based Planning</p>	<p>Everett Marshall asked Tom Bailey and Gordon Miller to explain form based planning.</p> <p>Bailey explained, “that you develop what you are zoned for. That’s what you get; it doesn’t lead to goals. It’s a device for looking at zoning. It makes more sense than what we are doing now. It is a guided by a regulating plan. There are no setbacks; you build to lines. Parking is behind the buildings. It’s user-friendly and people can walk.”</p> <p>Fenestration is an important aspect – more windows open to the street. People interact. There are architectural standards. Use is not restricted as long as it’s vital.</p> <p>He said it was making places we’re proud of.</p> <p>Another aspect of this concept is that it’s wrong to permit development that requires future costs: roads, for instance.</p> <p>FB planning has mixed uses with multiple densities that avoid auto-oriented strips, leading to walkable streets.</p> <p>It requires a commitment on the part of the town. The question remains, “How do you maintain open land without requiring 50-acres lots?”</p> <p>Bailey concluded his presentation by saying it’s the</p>	<p>No action was taken.</p>

“impetus for ‘How you want the town to develop.’”

He then suggested a planning grant, which could help train the Commission and also help the Commission decide if this is a direction to focus.

Bailey noted that the town is reluctant to change. “I don’t know if it’s worth it.” He then spoke about not abandoning the past, but building on it.

Marshall noted that the Commission had talked about redefining the zoning districts and this could be a tool to re-examine the zoning districts.

Miller suggested that charettes could be used for concept/unit for areas of the town. He talked about how downtowns would fare if a block was destroyed by fire. With zoning written as it is now in most towns, most of the functionality (90%) would be lost due to parking requirements and height restrictions. He said, “You don’t create a village district with one-acre zoning.”

Miller talked about the changes made in Newport: a shopping center, built on the concept, now has the parking off road, behind the building. The developer was willing to listen to the town.

There was some discussion about how parking was a municipal issue in downtowns, not the responsibility of the individual property owner.

Miller then mentioned that a group had gotten together to discuss cell towers/ Good cell service is economic. He said that companies are saying, “if we want to get someone in here, then they don’t want restriction.” The Public Service Board process relies on what the town wants in the Act 248 process. Doug Graver is the point person. This process is being coordinated with the Fire Department to identify a site and how many people a site will cover. The next meeting is October 13, 7 pm, at the Huntington Fire House.

On another topic, Heidi Weston asked who was on the ballot for November 2. Heidi Racht reviewed who

	was on the ballot.	
Decision on October Meeting	<p>Gordon Miller said that he agreed with Tom Bailey “unless we’re going to continue to discuss other things, we could do this after the election.” He said that a grant application might merit another meeting – no one rose to the occasion to offer to write the grant. Heidi Racht said that Terry Boyle had written the Commission’s previous grants. He is now retired; perhaps, he has time to write the grant.</p> <p>Bailey asked Miller if they could get together and work out something.</p> <p>Everett Marshall remembered that he had offered to do an inventory of natural areas and wildlife assessment. Racht wondered if the Conservation Commission had already done this. Discussion ensued about which board might do this and it was suggested that a collaborative effort could be worth a look.</p> <p>Heidi Weston asked to see the grant proposal first. Miller said that Municipal Planning Grants are for municipal planning. “This is what we would be doing: planning.” He also suggested that the grant could be used to help update the Town Plan.</p> <p>It was decided to not meet again until November 8 when Tom Bailey said that he would not be at the October 25 meeting; therefore, there would not be a quorum.</p>	Tom Bailey and Gordon Miller may get together and begin work on a Municipal Planning Grant.
Member Business		

Adjournment: Tom Bailey moved to adjourn the meeting; seconded by Gordon Miller. The meeting adjourned at 9:13 pm.

UNAPPROVED MINUTES TO THE HPC: October 16, 2010.

MINUTES APPROVED: November 15, 2010

APPROVED MINUTES TO THE TOWN CLERK: November 22, 2010