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**HUNTINGTON PLANNING COMMISSION**  
Minutes of September 13, 2010

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

**ABSENT:**

**OTHERS PRESENT:** Kendra Christiana, Cathleen Gent (ZAO)

**MINUTES:** Heidi Racht

**AGENDA:**

7 pm Public Comment  
7:10 pm Minutes of August 12, 2010  
Mail  
7:15 pm Sleepy Hollow Final Subdivision Review  
8 pm Regs Updates - Gordon Miller, Cathleen Gent  
9:15 pm Member Business  
9:30 pm Adjourn

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

<b>Public Comment</b>	<p>Kendra Christiana asked the Commissioner about a potential boundary adjustment of .2 acres. The property on Texas Hill Road The direct point to point boundary, which is located on a ravine, takes it to 40' but the town's zoning only allows for a maximum of 25'. She asked if there way any leeway on the regulation, like an average of the widths being under 25'. It was made clear that the regs were clearly written with no discretion or options.</p> <p>After some discussion, it was suggested that the property could be placed in conservation at the time of transfer and would not need to go through subdivision and could remain a boundary adjustment.</p>	No action taken.
<b>Agenda Change</b>	<p>Due to the lack of a quorum causing the meeting to begin late and the extended Public Comment time, the agenda was revised.</p>	
<b>Sleepy Hollow Final Subdivision Review</b>	<p>The Sleepy Hollow Final Subdivision Review hearing began at 7:28 pm, chaired by Everett Marshall.</p> <p>Applicants Molly and Jason Peters appeared before the Commission to discuss the proposed two-lot Minor Subdivision for Sleep Hollow. The Peterses</p>	

	<p>are proposing a 29.4-acre subdivision for a house site on 834.8 acres.</p> <p>Employing the checklist for Final Plan Review which is used in administering Section 4.2.1 in the Huntington Subdivision Regulations, the Commission reviewed the Final Plat and Site Plan labeled C-1 through C-3 provided by the Applicants. The checklist is in the Applicants' file and is summarized below:</p> <p>All criteria under Section 1 of the checklist were met.</p> <p>The parcel was identified as Lot 4 on the Wastewater Disposal System plan. The seal of the surveyor needs to be added to the mylar before submission; the revision date needs to be added to subsequent copies.</p> <p>Section 2: all easements are included: driveway, ski trails, well easement.</p> <p>Section 3: the location of the deeryard is shown on sheet C-2 of the Wastewater plan.</p> <p>Section 4: all met</p> <p>Section 5: not applicable</p> <p>Section 6: not applicable</p> <p>Section 7: criteria met</p> <p>Section 8: criteria met</p> <p>Section 9: criteria met</p> <p>Section 10: Electrical utilities need to be shown on plan.</p> <p>Other criteria:</p> <p>Culvert is already in place since the access to the house site was used for a logging landing;</p> <p>Location of underground utilities is shown on the Site Plan.</p>	
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	<p>The requirement of a letter from the school superintendent addressing school impact was deemed satisfied due to an Act 250 School Impact Questionnaire document signed by CESU Supt. James G. Massingham, dated May 18, 2010.</p> <p>Other documents needed for approval include:</p> <ol style="list-style-type: none"> <li>1. Stormwater permit</li> <li>2. letter from Huntington Fire Chief</li> </ol> <p>The HPC noted that various criteria were spread out on at least three separate maps. The Commission expressed that fewer would be preferred</p> <p>Tom Bailey moved to close the hearing; seconded by Gordon Miller. The hearing closed at 7:59 pm.</p>	<p>The Commission voted unanimously to close the public hearing for the Sleepy Hollow Minor Subdivision Final Review.</p>
<b>Minutes of August 30, 2010</b>	<p>Tom Bailey moved to approve the minutes of August 30, 2010; seconded by Heidi Weston.</p>	<p>The minutes of August 30, 2010 were approved unanimously with changes.</p>
<b>Mail</b>	<p>Mail was not reviewed.</p>	<p>No action taken.</p>
<b>Zoning Regulations Update Recommendations</b>	<p>The Commission discussed changes to the existing zoning regulations.</p> <p>After discussion, Heidi Weston moved to change the front setback from 60 feet to 50 feet; seconded by Tom Bailey.</p> <p>The Commission then addressed the sign section of the zoning ordinance, specifically whether sign setback should be measured from the center of the road or the side of the road, which can be difficult when the road is unpaved. The Commission decided to measure the setback from the center of the road and have it be the same as the state setback. Real estate signs were also discussed and it was agreed that these temporary signs can be closer to the road and in the setback.</p> <p>The Commission heard a presentation by Gordon Miller about housing and accessory structures.</p>	<p>The Commission voted 3-0 to change the front setback from 60 feet to 50 feet; Everett Marshall abstained.</p>

	<p>Vermont statute requires housing to be addressed in regional and town plans. What counts as housing comes from Municipal Planning Law. Low and moderate income housing needs to be addressed in the Town Plan; Huntington's plan addresses it, but there has not been any implementation or active work by the town to realize the concept. Miller presented data from the CCRPC plan in 2000 as well as facts supporting the claim that Huntington has fewer housing units that are "affordable." The cost of housing in Huntington means that low income families cannot afford to buy "starter homes" in Huntington. The town is also not meeting the needs of elder residents. A report by the Vermont Housing Finance Agency in 2009, that tracks the gap between housing costs and wages, "paints a bleak picture." He stressed that accessory apartments would allow for older residents to maintain their properties, afford tax liabilities and have support. This, he said, would also help the town to meet the quota of housing units as presented in the CC Regional Plan. There followed some discussion about the housing units for the town that appeared in the Regional Plan and speculation about how this number was derived, especially in light of the number of units in Charlotte, a larger town than Huntington, being 50 fewer. Everyone agreed that the town needs to make every effort to provide a vehicle for affordable housing and that the discussion should continue.</p>	
<p><b>Member Business</b></p>	<p>The Commission briefly discussed the next step that Bill White would need to take with his proposed six-lot subdivision on Bert White Road: finish survey or property and meet Act 250 needs, including a presentation to Peter Kiebel.</p>	<p>Heidi Racht will contact Bill White.</p>

**Adjournment:** Everett Marshall moved to adjourn the meeting; seconded by Tom Bailey. The meeting adjourned at 9:44 pm.

**UNAPPROVED MINUTES TO THE HPC:** September 22, 2010.

**MINUTES APPROVED:** September 27, 2010

**APPROVED MINUTES TO THE TOWN CLERK:** September 28, 2010