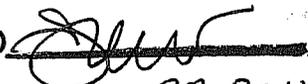


RECEIVED   
 DATE June 20, 2011

APPROVED

**HUNTINGTON PLANNING COMMISSION**  
 Minutes of June 13, 2011

**PRESENT:** Everett Marshall, Dana Cummings, Ginger Lubkowitz, Gordon Miller, Julia Austin

**ABSENT:** Heather Pembrook, Tom Bailey

**OTHERS PRESENT:**

**MINUTES:** Heidi Racht

**AGENDA:**

- 7 pm Minutes of May 23, 2010
- Mail
- 7:15 Public Comment
- 7:20 Discuss changes to Zoning and Subdivision Regs
- 9 pm Member Business
- 9:30 Adjourn

The meeting was called to order at 7:07 pm; chaired by Gordon Miller.

<b>Minutes of June 13, 2011</b>	Ginger Lubkowitz moved to approve; seconded by Dana Cummings.  <b>The minutes of May 23, 2011 were approved unanimously with changes.</b>
<b>Mail</b>	<ol style="list-style-type: none"> <li>1. None.</li> <li>2. A survey map from Bill White appeared in the HPC's mailbox. No one from the office received this and it wasn't date-stamped, which is the usual way of handling incoming documents. Heidi Racht will follow up to see when this was brought in and see what White's expectations are.</li> </ol>
<b>Public Comment</b>	No public was present.
<b>Proposed Changes to Subdivision and Zoning Regulations</b>	<p>The Commission's discussion of the Zoning Regulations began with Signs; the Commission reviewed the latest draft of the regulations with Heather Pembrook's edits and Gordon Miller's additional language.</p> <p>The Commission also reviewed a sign standards table compiled by Ginger Lubkowitz. The Table would be called Table 2: Sign Standards Informational Chart, since it was informational/organizational and not a stand alone part of</p>

the document. Reference was made to the Off-Street Parking Standards (Table 2), which enhances the section. It was decided to renumber the tables, so Off-Street Parking Standards will now be Table 3. Julia Austin proposed adding references in the document to Table 2.

Much of the discussion centered around the language for political and campaign signs and what constituted a political sign. It was agreed that not all political signs are campaign signs. Political signs are a form of personal expression and creating too much restriction could create problems for the town's enforcement.

The Commission went back and forth on whether to limit the placement time for campaign signs and to limit the size with members agreeing that the extra large signs used in the recent election for Vermont Governor were not anything that they would like to see in Huntington.

Racht pointed out that in some towns, there is a limit on the time when signs can go up before an election and this had been an issue in Richmond. The timing of the Primary and General Elections means that some signs have to be removed and then put back up. It was noted that the enforcement would fall to the Zoning Administrator Officer.

The Commission discussed whether to add Political Signs in the narrative and to take it out of Table 2. It was removed from Table 2 and then, after some discussion, it was reinstated.

All agreed that there would be no internally-illuminated primary signs; any secondary signs are not to be illuminated externally.

In the discussion about secondary signs, Lubkowitz clarified that she had understood that a total of five signs (one primary not to exceed 20 square feet and four secondary that are not to exceed four square feet each) was the intention of section 5.4.4 (9).

Gordon Miller proposed language for real estate signs. He agreed to send it to Dana Cummings for incorporation under Exempt Signs.

The discussion then moved on to the final language of this section. Lubkowitz will redraft Table 2 and send it out for members to read before the next meeting.

The Commission decided to make the following changes to the order of the regulation, which requires a renumbering of the sections:

5.4.1 stays the same

5.4.2 stays the same

	<p>5.4.3 General Standards  5.4.4 Temporary Signs  5.4.5 Exempt Signs  5.4.6 Waiver</p> <p>The final draft of the Sign Regulations should be ready to go for June 27 with Dana Cummings agreeing to submit the draft prior to the next meeting.</p> <p><b><u>Telecommunications</u></b></p> <p>Gordon Miller briefly discussed Telecommunications, stating that the current regs are “onerous. He noted that the Public Service Board provided language to Tom Bailey, who incorporated it into Huntington’s regulations.</p> <p>Miller noted that in order for Huntington to get a communication tower, the town would have to have a site ready – picked out to offer to one of the carriers.</p> <p>He also noted that since Huntington has Comcast and MCVT, “we’re not a high priority.”</p> <p>Austin pointed out that “now anywhere with broadband can get a micro-cell to plug in.” She said that it would be cheaper to offer to provide a booster to the neighborhood. Miller added that this would be “something to go on a telephone pole.” He then said that the technology “will probably leapfrog the need to do this.”</p> <p>The group decided to postpone further discussion until Bailey was there to present the section.</p> <p>The Commission decided to defer discussion on Accessory Apartments.</p> <p><b><u>Subdivision Review</u></b></p> <p>Section 3.1 of the Subdivision Regulations was reviewed. With the conflicting language in Sections 3.1.5 and 3.2.4 discussed extensively. Racht agreed to take the document and rework the section and send it to the Commission members before the next meeting.</p>
<p><b>Member Business</b></p>	<ol style="list-style-type: none"> <li>1. Gordon Miller required that the Commission needed to develop a Current Projects List.</li> <li>2. Everett Marshall spoke about Tom Bailey’s email regarding the latest round of Municipal Planning Grants. He noted that there were several steps along the way. Miller responded that the town had received a “large piece” last year and</li> </ol>

	<p>might not get funding this year.</p> <p>3. Miller announced that the Municipal Planning Grant committee was meeting on Thursday, June 16, at 7 pm and Paul Dreher, who has worked with Form-Based Planning in the City of Newport, would be attending the meeting. He added that the HPC should be tuned into what this group and the community group working on village septic are doing.</p>

**Adjournment:** Everett Marshall moved to adjourn; seconded by Ginger Lubkowitz. The meeting adjourned at 9:39 pm

**UNAPPROVED MINUTES TO THE HPC:** June 20, 2011

**MINUTES APPROVED:** June 27, 2011

**APPROVED MINUTES TO THE TOWN CLERK:** June 28, 2011