

APPROVED

## HUNTINGTON PLANNING COMMISSION

Minutes of August 8, 2011

**PRESENT:** Everett Marshall, Ginger Lubkowitz, Gordon Miller, Julia Austin, Tom Bailey, Dana Cummings, Heather Pembrook

**ABSENT:**

**OTHERS PRESENT:** Chris Billis, JB Bryan, Mark Smith Nils Smith, Knox Cummin, Mark Hill, Betty Ann Hill, Morris Knight, Christine Knight, Rich Lachapelle

**MINUTES:** Heidi Racht

### AGENDA:

7 pm Minutes of July 25, 2011  
Mail  
7:15 pm Public Comment  
7:20 pm Prepare for hearings  
7:30 pm Final Subdivision Plan Review - Billis, Bryan, Smith  
8 pm Sketch Plan Review - Smith family (Windekind Farm)  
8:30 pm Sketch Plan Review - Knox Cummin (Village Hill)  
9 pm Zoning Administrative Officer - review applications  
9:30 pm Member Business  
9:45 pm Adjourn

The meeting was called to order at 7:09 pm; chaired by Tom Bailey.

<b>Minutes of July 25, 2011</b>	Everett Marshall moved to approve; seconded by Ginger Dana Cummings.  <b>The minutes of July 25, 2011 were approved unanimously with changes.</b>
<b>Mail</b>	Sketch Plan Review Application from Ralph and Rachel Towers.
<b>Public Comment</b>	No public was present.
<b>Final Subdivision Review – Billis/Bryan/Smith</b>	<p>The Final Minor Subdivision Review for Billis/Bryan/Smith on Salvas Road opened at 7:36 pm; chaired by Tom Bailey.</p> <p>The Applicants propose to divide the 50-acre property that they own together and on which they have two residences, into two house lots of six acres each (Lots 1 and 2) and continue to hold, in common, the remaining 38 acres in conservation (Lot 3).</p> <p>The Commission reviewed the list of requirements for Minor Subdivision Review under Section 3.2.4 Submission Requirements and found that the Applicants met the requirements of Subsection 1 (a), (f), (g), as identified on the plat.</p>

	<p>Subsection 1 (b), (c), (d), (e), (h) were not applicable or had been met through the development of the property by the Applicants.</p> <p>Under 3.2.4, Subsection 2, criteria (a), was met.</p> <p>Subsection 2 (b), (c), (e) were not applicable.</p> <p>The Applicants produced final deeds for the two house site lots. After review, it was determined that the 2 (d) [Copies of proposed deeds, agreements or other documents showing the manner in which open space, including park and recreational areas, and school site areas, and shared roads are to be dedicated, reserved and maintained.] was not addressed.</p> <p><b>As the Applicants had presented that Lot 3 would remain in conservation, The Commission decided to make as a condition of approval that any development proposed for Lot 3 be brought before the Commission for an Amended Subdivision Review.</b></p> <p>The letters from the CESU Superintendent of Schools and Huntington Fire Chief addressing services for the houses was not applicable since the residences had already been built.</p> <p>The Commission did not require other documents.</p> <p>The hearing closed at 7:57 pm.</p>
<p><b>Smith family (Windekind Farm) Sketch Plan Review</b></p>	<p>At 8 pm, the Commission met with Mark and Nils Smith to hear their plans for the property located at the end of Bert White Road.</p> <p>The Smiths have constructed short-term vacation rental units on their property and are proposing six more cottages over a period of six years. Each will have its own kitchen.</p> <p>They produced a map of the existing land and showed that the buildings would be located on the old town road as a cluster development.</p> <p>Mark Smith explained that the existing septic on the property has the capacity for the proposed six units as it has been designed for a 100-person wedding “every day of the year.” Further, the upper part of the meadow, near the proposed development, is sand.</p> <p>He talked about the “interesting ledges and nice views” from the site. He also mentioned that the development was in an area of the property that did not have agricultural soils.</p>

	<p>Act 250 permitting will need to be obtained.</p> <p>The Smiths also talked briefly about the Forest Management Plan and the recommendation of their forester, Andy Carlo, to clear cut, which they do not want to do. However, because of the recent high winds, they have many downed trees and so some of the area has already been “cleared.”</p> <p>The Commission determined that the project, which is a proposed business, not residential use, would go before the Zoning Board of Adjustment, which can do Site Plan Review (Article 4.2 and 4.3) if no subdivision is planned.</p>
<p><b>Knox Cummin – Village Hill, Sketch Plan Review</b></p>	<p>Knox Cummin appeared before the Commission to discuss a proposed Planned Unit Development on his property, located on the Main Road, south of the Lower Village.</p> <p>Cummin proposed a three-phase project of multiple residences, clustered in buildings. The first phase with eight units will be located on the north side of the property near Raven Ridge.</p> <p>Cummin said that he would like the residences to not be rentals and he would do the first phase and hold off on subsequent phases, if the sales were slow.</p> <p>Morris Knight asked if the Commission would look at the project as phases or as individual projects.</p> <p>Tom Bailey replied that the Commission would be looking at the entire project, but only permitting Phase I..</p>
	<p>Neighbors on Raven Ridge expressed their concerns about the close proximity of Phase One, with Betty Ann Hill stating, “We would like a big buffer. We want to keep the trees.” There was discussion about the use of evergreens for privacy, but then it was noted that once the trees grew, they would lose their screening effect.</p> <p>Knight asked if any marketing surveys had been conducted.</p> <p>Cummin replied that there would be presales to gauge interest, and he would need to secure buyers before building.</p> <p>Mark Hill asked about access and Knight added that there were concerns about sightlines. Knight then provided anecdotes about traffic incidents and near misses with school buses and cars.</p> <p>Everett Marshall replied, “Yogi looks at it and provides an opinion.”</p> <p>Knight then talked about water collection toward this house. He pointed out</p>

	<p>that he had built up the area around the house to fix drainage.</p> <p>Cummin responded that he would install containment ponds.</p> <p>Bailey talked about scheduling a site visit before Preliminary Review.</p> <p>Marshall then returned the discussion to access by asking about the movement of traffic onto the Main Road. He suggested an alternative access.</p> <p>Heidi Racht asked about the order of the phases and wondered whether, since Cummin had expressed that he might not do the other phases if sales were slow, Phase One might be better placed away from where it would impact the neighbors.</p> <p>Cummin reviewed the design of the buildings, which will be two-story townhouses. He had plans to install solar panels on the 45-degree roofs.</p> <p>Betty Ann Hill asked about the price point for the residences. She noted that under \$300,000 is recommended by real estate agents.</p> <p>Cummin replied that he didn't anticipate building until "there is interest."</p> <p>He reviewed the general maps of Phases One and Two of the project, concluding that he wanted to come in for Preliminary Review this fall and potentially begin building in Spring/Summer 2012.</p>
	<p>Other topics discussed were natural resources on the property, including wetlands and soils, with acknowledgment that the town defers to the state on septic design. Wetlands were recently delineated and will not be impacted by the project.</p> <p>Heather Pembroke asked about the density bonus, referencing page 24, and the Commission discussed this briefly.</p> <p>Pembroke read 4.5.7 (2) and asked about fronting on the road. Cummin replied that the road frontage would be common land.</p> <p>Marshall talked about sustainable growth with Pembroke commenting that clustering houses meets that goal.</p> <p>Bailey said that a negative for the location and density was that it is only accessible by car, so it really isn't in the village. Cummin replied that it was accessible if there are sidewalks or a walking trail.</p> <p>Julia Austin then said, "Based on what I know about housing in Chittenden County, a \$300,000 entry fee to buy a house dictates who can move here."</p>

	<p>Act 250 was again mentioned and Pembroke said that since Phase I is under 10 units, it therefore did not fall under the jurisdiction of Act 250. Cummin said that the whole project would be presented to the District 4 Environmental Board.</p> <p>Christine Knight then asked why Phase One of the project was so close to Raven Ridge and not placed farther away. Cummin said that he had already moved it away from the boundary, but would ask the architect about the phasing.</p> <p>Morris Knight asked about aesthetics and when it would be addressed.</p> <p>Bailey suggested the HPC conduct a site visit after Preliminary Review.</p>
<b>Zoning Administrative Office Candidates</b>	The Commission reviewed five applications and decided to interview three candidates. Tom Bailey will set up the interviews for the August 22 meeting.
<b>Member Business</b>	None.

**Adjournment:** Heather Pembroke moved to adjourn; seconded by Ginger Lubkowitz. The meeting adjourned at 10:15 pm

**UNAPPROVED MINUTES TO THE HPC:** August 19, 2011

**MINUTES APPROVED:** September 12, 2011

**APPROVED MINUTES TO THE TOWN CLERK:** September 14, 2011

RECEIVED   
DATE September 14, 2011