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October 31, 2011

APPROVED

HUNTINGTON PLANNING COMMISSION

Minutes of October 10, 2011

PRESENT: Tom Bailey, Dana Cummings, Ginger Lubkowitz, Everett Marshall, Julia Austin, Heather Pembrook**ABSENT:** Gordon Miller**OTHERS PRESENT:****MINUTES:** Heidi Racht**Agenda:**

- 7 pm Minutes of September 26, 2011
 Mail
- 7:15 Public Comment
- 7:20 Working Meeting
- Changes to Zoning and Subdivision Regs
 - Municipal Planning Grant Application ?
 - Town Plan
- 9:15 Member Business
- 9:30 Adjourn

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

Minutes of September 26, 2011	Postponed until next meeting.
Mail	None.
Public Comment	No public was present.
Zoning and Subdivision Regulations Revisions	<p>The discussion began with Heather Pembrook suggesting that, in the interest of time, the Commission only review and make changes of substance in the meeting. She hinted that she had many other minor edits.</p> <p>The Commission decided to begin with the Zoning Regulations and review the document in sequential order.</p> <p>Pembrook reminded the group about the removal of the Flood Hazard Overlay (FHO) from all districts and to make sure the language was removed from throughout the document, including the Proposed Zoning Districts Map.</p> <p>Tom Bailey will contact Bill Hegman about making slight changes to the Zoning District map, including title, date, and removal of the asterisk reference to the FHO.</p>

	<p>The Commission made a note to change the front setbacks in all districts to 50 feet, as listed in Table 1.</p> <p>Section 2.6.1 states that all wastewater systems will be 100 feet from water bodies. Bailey thought only the State has the jurisdiction over the placement of wastewater systems. Heather Pembroke will ask the State's regional wastewater engineer Ernie Christianson to clarify.</p> <p>Julia Austin requested that the term wind towers be changed throughout the document to wind turbines and meteorological towers, noting the term in Section 2.8.1 and 3.1.</p> <p>After some discussion, the Commission decided to retain the height maximum for all buildings at 35' under 2.8 (Dimensional Standards) with the exceptions for Conditional Use as outlined under 2.8 (1-4) and to insert a height maximum of 35' under 3.1.D and 3.2. D Dimensional Standards, removing the minimum standard.</p> <p>New Housekeeping items were identified:</p> <ul style="list-style-type: none"> • Need to refine when trails should be permitted. Zoning regs allow only as a Conditional Use in all districts. The seems unrealistic as many people create trails on their land. • Need to update road standards and driveway permit application. It is suggested that the reference to Section 13 be removed and leave the decision to the Road Foreman (road standards referred to in Section 4.5.5. (1) a. • Check most recent road standard B-71 from Vermont AOT. Most recent available is July 2005; need to update Huntington's to match this. • Look to see if current regulations refer to getting a permit for a curb cut. (None in zoning other than Section 4.1.6(3) in application materials.) <p>Due to the lateness of the hour, the Commission decided to begin the next discussion with Article 5 on October 24.</p>
<p>Municipal Planning Grant Application</p>	<p>Tom Bailey introduced discussion on an application for a Municipal Planning Grant. He suggested that the Commission focus on economic development.; to look at "how people in town are employed, who in Huntington are using businesses in Huntington. What are people's aspirations?"</p> <p>After some discussion, the Commission decided that a survey would accomplish the goal of getting information. However, how to encourage participation in the process and maximize the accuracy of the results.</p>

It was suggested that the Commission offer a prize in the form of a raffle to participants completing the survey.

Bailey said he had spoken to Michael Mosher at UVM about spending \$5000-\$6000 to do a survey. The maximum grant that the town can receive outright is \$8000; after \$8000, the town needs to match 2:1. The maximum grant, with match, is \$18,500. The grants are awarded by January 1, 2012.

Bailey presented several names of consultants to help with the process.

After a long discussion about using Huntington taxpayers' funds to conduct a survey, the Commission was unable to reach consensus with some members not wanting to spend any local taxpayer's money and others wanting to apply for the maximum grant.

Bailey had also spoken with Faith Inglesrud of the Chittenden County Regional Planning Commission who asked the Commission to decide how it would decide what it wanted to know and how it would choose the person who would help.

Dana Cummings pointed out that the HPC has done none of the economic development recommendations in the Town Plan and an MPG could address those and could move next town forward. Heather Pembroke objected to spending town money, with Julia Austin agreeing and Cummings stating that staying below \$8000 was "limiting."

One of the discussion points of the survey was that the Commission members could do this themselves at a much lower cost. Cummings pointed out that there was "anonymity through having a consultant to talk to business owners." He said that those being surveyed might be uncomfortable answering questions, especially to neighbors.

Referring to the discussion at the September 26 meeting, Everett Marshall pointed out that the information from a economic development survey could be used for this revision of the town plan, rather than doing a natural resources survey, which would require field work.

Marshall then asked the group if everyone was comfortable with a \$8000 grant application (no town money). There was unanimity.

Bailey then asked how much the expense to the town would be for a \$15,000 grant: \$2333.

Cummings advocated for investigating the option and to ask the Selectboard to "think about" \$0 to \$3300 (\$800 grant and \$10,500 grant).

	<p>An informal vote was taken and Austin and Pembroke were opposed.</p> <p>Austin said she wanted to get a better feel for what these survey companies had to offer “beyond what we could do ourselves.” She would rather spend a small amount of money on a cash prize to get participation in the survey.</p> <p>Pembroke added, “If we’re spending town money, I want it to be a more developed idea.”</p> <p>Ginger Lubkowitz said she would “love to do this well and right.”</p> <p>Cummings remarked that the money the town might contribute in a match for the grant was a “small percentage of the municipal budget; less than 2/10 of a percent.”</p> <p>Bailey asked if anyone else wanted to work on the grant. Hearing no volunteers, he offered to send out a quick summary of 250 words or less.</p> <p>Tom Bailey will attend the next Selectboard meeting and present the idea for a Municipal Planning Grant to fund a survey and related expenses to gather information to help plan for economic development. He will ask the Selectboard if there will be town funds provided to support an application for an amount over \$8000.</p>
<p>Member Business</p>	<ol style="list-style-type: none"> 1. Tom Bailey informed the group that a presentation entitled “Complete Streets” will be held in Newport on October 28, 9:30 to noon. The panel will discuss compliance with the recently enacted Vermont Complete Streets statute. 2. Everett Marshall mentioned a meeting on wildlife corridors, a multi-town presentation on Chittenden Upland Communities Project, conservation which would address much of the conservation projects that the HPC had been discussing..

Adjournment: Heather Pembroke moved to adjourn; seconded by Dana Cummings. The Commission voted unanimously to adjourn at 9:47 pm.

UNAPPROVED MINUTES TO THE HPC: October 20, 2011

MINUTES APPROVED: October 24, 2011

APPROVED MINUTES TO THE TOWN CLERK: October 27, 2011