

*Received for record
March 17, 2011
J. Miller
Town
Clerk*

APPROVED

HUNTINGTON PLANNING COMMISSION
Minutes of February 14, 2011

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

ABSENT: Brett Lindemuth

OTHERS PRESENT:

MINUTES: Heidi Racht

AGENDA:

- 7 pm Minutes of January 24, 2011
- Minutes of January 18, 2011 Public Hearing
- Mail
- 7:10 PM Public Comment
- 7:15 PM Kathy Barron – Sketch Plan
- 7:45 PM Flood Hazard Regulations
 - Update from Everett Marshall regarding contacting homeowners in Flood Hazard Area
 - Update from Clerk regarding letter to J. Fecteau
- 8:00 PM Member Business
- 8:15 PM “Housekeeping” Amendments
- 8:45 PM Town Plan 2012 process
- 9:30 PM Adjourn

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

Minutes of January 24, 2011	Everett Marshall moved to approve the minutes of January 24, 2011; seconded by Heather Pembroke.	The minutes of January 24, 2011 were approved unanimously with many changes.
Minutes of January 18, 2011	Gordon Miller moved to approve the minutes of the January 18, 2011 Flood Regulations hearing; seconded by Everett Marshall.	The minutes of January 18, 2011 were approved with exhaustive changes.
Mail	None.	No action taken.
Public Comment	No public present.	
Kathy Barron Sketch Plan Review	Kathy Barron was unable to make the meeting. There was brief discussion about whether the transfer of land that Barron was proposing is a subdivision or and boundary adjustment to a neighbor for agricultural reasons, which would not require subdivision.	Tom Bailey will contact Kathy Barron about her proposal.
Flood Regulations	The Commission reviewed the written comments received from Ned Swanberg.	

Everett Marshall spoke with Swanberg who said that there will be a number of meetings in the county for people who have structures in the Flood Hazard Area (FHA) to discuss Letters of Map Adjustment (LOMAs) and insurance.

Tom Bailey asked if Swanberg had the addresses of landowners in the FHA and Marshall said that the town could provide these. He also recommended that residences in or close (within 40' to 50') should get a letter. He then suggested that the whole FHA be contacted. Heidi Weston suggested contacting all people who own land or structures in FHA.

Bailey suggested that this has an impact on current property owners who didn't have information when they purchased their houses.

Fluvial Erosion was discussed. Bailey was concerned about how adoption of a Fluvial Erosion Hazard Area would affect property owners. Marshall said that it should be part of the Town Plan discussion. The town needs to look at protections for the zone. "We have a lot of information," he said. He said that the town needs to balance safety with use of property. Gordon Miller was concerned about how buying flood insurance or advising residents to buy it would affect bank loans.

Heidi Weston said that they could look at it as education. The information is there; there's no bylaw, but the information is there.

Pembroke said residents could look at the areas of fluvial erosion as shown by the State and might want to purchase flood insurance.

Marshall commented that the community has not approved the Fluvial Erosion zone. Bailey responded that the Planning Commission knows about the Fluvial Erosion and, therefore, may have a responsibility to notify homeowners, and questioned its responsibility to the residents.

Weston said that it was a "value of timing." The information about a structure's Flood Hazard Area status

	<p>could be provided when someone comes in for a building permit.</p> <p>Gordon Miller added that, “ideally, the real estate agent makes the point” to the prospective buyer before the property is purchased.</p> <p>Marshall said that the Planning Commission should look at the Huntington River Gormorphology study and see what is recommended. He talked about threats to roads and bridges instead of buildings. The Huntington River Geomorphology study and a Hazard Mitigation Plan for the Town of Huntington.</p> <p>Pembrook said that she had emailed Ed Wildman about an All Hazards Mitigation Plan. She said that Clare Leonard will be speaking to the Selectboard about undersized culverts. This includes emergency response and the town’s ability to respond.</p> <p>Weston asked, “What about trees? It seems arbitrary to regulate fluvial erosion and not trees [which could blow over].”</p> <p>Marshall asked, “Can you adopt a zone without having regs?”</p> <p>Bailey replied that it would have “all the drawbacks.”</p> <p>Marshall went on, “People could still build, but they would be aware of the impacts.” The town could look at orthophotos on bends in the river and see changes over time.</p> <p>Weston said that change could be seen, but none in certain areas. The town needs a more intense study.</p> <p>Bailey said that the “three width rule” appears arbitrary. Weston opined that the study “is not that accurate.” Bailey replied, “Based on risk, we know that rivers move and we have big storm events.” Weston then said that the whole segment is generalized. Marshall said that the study is looking at risk based on past experiences with similar situations. “There is a general risk from huge storm events.” Weston responded, “That’s why there are LOMAs.”</p>	<p>Everett Marshall will contact Ned Swanberg about scheduling a meeting in</p>
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	<p>Miller then talked about the recent presentation by Bill McKibben where he informed the group that the air contained more water. Pembroke added, "Vermont is getting more precipitation." Therefore, storms are more intense, putting greater stress on rivers and flood plains. Bailey wrapped up the discussion.</p> <p>Everett Marshall was asked to contact Ned Swanberg about scheduling a meeting in Huntington for people with residences in the Flood Hazard Zone.</p> <p>Marshall volunteered to do the GIS mailing list.</p> <p>Bailey said that it makes sense to wait until after the Selectboard's hearing on March 15.</p>	<p>Huntington about the Flood Hazard Zone and options for LOMAs and insurance.</p> <p>Everett Marshall will put together a mailing list.</p>
Member Business	<ol style="list-style-type: none"> 1. Heather Pembroke moved to not have a meeting on February 28; seconded by Everett Marshall. The motion passed 3-2 with Heidi Weston and Gordon Miller voting no. 2. The Commission set the agenda for the first meeting of the new group (March 14): <ol style="list-style-type: none"> 1. reorganization; 2. broad overview of the HPC standard documents 	
Housekeeping	<p>Article 9</p> <p>Subdivision Regs housekeeping which include:</p> <ol style="list-style-type: none"> 1. definition of conservation; 2. property line adjustment if land is for conservation/agriculture/forestry, it does not qualify as subdivision; 3. setback for village moved to 40'; 4. inconsistent language a when applicant does not need permit (100 or 150 square feet). <p>Cathleen Gent's memo was discussed. The memo included questions about signs, specifically internal illumination of signs (neon) for business purposes. Marshall said that it's a sign that is prohibited. Pembroke said that it was internally illuminated, but not flashing, while Bailey noted that the sign was designed to illuminate outside. The town is not regulating inside the building. Miller pointed out that the town does not regulate realtor signs, most of which are placed in violation of the reg. It appeared that there is a mixed</p>	<p>No resolution reached if inside neon sign met subdivision definition of "sign."</p>

	interpretation of the reg.	
<p>Town Plan Revision 2012</p>	<p>Town Plan discussion was raised by Tom Bailey who pointed out that State statute stipulates that if the town plan expires, the HPC cannot legally adopt an ordinance. The Town needs to begin re-adoption of the plan now. Samantha Tilton of CCRPC (Chittenden County Regional Planning Commission) is available to do outreach in Huntington and help with the Town Plan.</p> <p>Marshall remarked that it would be difficult to put form-based planning (FBP) into the Town Plan, due to the timing of the grant and the Town Plan revision. Bailey said that he was “not wild about the Town Plan, but the Commission has achieved some items. Marshall said that the HPC should think about changes to the Town Plan that will allow FBP.</p> <p>Pembrook said that the Town Plan “should reflect what people want.” In order to reflect this, she gave the example of the survey conducted for the last town plan revision and said that the HPC should avoid a duplication of effort with the Municipal Planning Grant committee, which is considering conducting a similar survey. Tom Bailey suggested that the HPC define goals and accomplish this through subcommittees. Much of the work should be done out of meetings. He asked what the goals in the Zoning District are. The Commission needs to match the regs to the goals and design the plan.</p> <p>The HPC then discussed FBP and parking. Miller asked, “Is parking the responsibility of the community or of the landowners?” Pembrook suggested that the HPC discuss an example of a good town plan and see what reading needs to be done.</p> <p>The HPC needs to develop a work plan. It will begin this once new members are on board.</p> <p>Back to Zoning Regs: Marshall said that the HPC needs to finish housekeeping and send the revised Regs off to the Selectboard.</p> <p>Miller talked briefly about the new technology for cell towers, which is located on telephone poles.</p>	

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Adjournment: Heather Pembroke moved to adjourn; seconded by Everett Marshall. The meeting adjourned at 9:56 pm

UNAPPROVED MINUTES TO THE HPC: February 24, 2011.

MINUTES APPROVED: March 14, 2011

APPROVED MINUTES TO THE TOWN CLERK: March 17, 2011