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APPROVED

**HUNTINGTON PLANNING COMMISSION**  
Minutes of February 27, 2012

**PRESENT:** Tom Bailey (arrived after 8 pm), Dana Cummings, Heather Pembrook, Ginger Lubkowitz, Everett Marshall, Julia Austin  
**ABSENT:** Gordon Miller  
**OTHERS PRESENT:**  
**MINUTES:** Heidi Racht

**Agenda:**

7 pm Minutes of February 13, 2012  
Mail  
7:20 Public Comment  
7:30 Town Plan  
9:30 Member Business  
9:40 Adjourn

Prior to the meeting, the Commission discussed the ad for the Public Hearing on March 22 for the Regs that appeared in The Times Ink. The date had been moved from March 19 to March 22 and one of the dates in the ad had not been changed. Heidi Racht made a call to the Vermont League of Cities and Towns (VLCT) to ask for guidance. Since nothing else had been sent out or posted with the incorrect date and the date in the heading of the ad had been correct, the legal counsel at VLCT advised that there was no need to re-warn the hearing in the newspaper.

Tom Bailey also told the Commission that Nancy Bretschneider had told him that she had appreciated the Commission's responsiveness to the concerns about deer wintering areas (DWA) expressed at the meeting in January.

The meeting was called to order at 7:12 pm; chaired by Everett Marshall.

Discussion around DWA continued. There was extended discussion around the role of the wildlife biologist in the determination of the use of the property where DWA are a factor. The question came up as to what would happen if the HCP disagreed with the property owner's biologist: would the town then get its own biologist?

Everett Marshall said that the role of the biologist was to provide "evidence" for the Commission's consideration.

Julia Austin said she had a concern about who would pay; said, "we should avoid a situation of having to hire our own."

Marshall responded that the Selectboard would approve; the Selectboard would make the request.

<b>Minutes of February</b>	Heather Pembrook moved to approve the minutes of December February 13,
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13, 2012	<p>2012; seconded by Dana Cummings.</p> <p><b>The minutes of February 13, 2012 were approved unanimously with changes. Julia Austin abstained.</b></p>
Mail	<p>1. Three correspondences, including a permit, from the Agency of Natural Resources Wastewater Division concerning the property of Yves and Karen Gonnet, 87 Highland Drive, changing a three-bedroom residence to two bedrooms with a cheese processing operation.</p>
Public Comment	<p>No public was present.</p>
Town Plan Revision	<p>The Commission began discussion on the updates to the Town Plan.</p> <p>Ginger Lubkowitz commented that she thought the current Town Plan was “more of a vision, rather than a plan.”</p> <p>Everett Marshall noted that it was a “strategic plan” which provides framework to do work. He explained, “If you put a lot of emphasis in one area, it’s hard to get much else done.”</p> <p>Working back on the calendar from June 18, which is the date that the Town Plan expires, the commission determined that there were six regular meetings in which work could be done.</p> <p>Furthermore, the Commission needs to warn a public hearing and then the Selectboard needs to warn a public hearing.</p> <p>The Commission then discussed readopting the current plan, per Title 24, Chapter 117, which would allow the Commission to do more extensive work on revisions to the Town Plan.</p> <p>Lubkowitz stated that re-adoption of the current plan was “the only viable plan.”</p> <p>Julia Austin suggested revising “one section and readopting the rest as is.” She asked, “What are the things that seem pressing to the town?” She noted that it seems to be “wildlife, given the current discussion.”</p> <p>Heather Pembroke mentioned that Huntington residents had just received a survey on senior housing. The results of the survey could help direct the section on Senior Housing in the Town plan. In further discussion, the Commission learned that the group looking into the senior housing is an independent nonprofit, Huntington Green, Inc., which is looking at three properties in the Lower Village to develop four historic buildings into nine units for affordable elder housing.</p> <p>Marshall proposed that the Commission develop a charge for the Town Plan.</p>

He suggested that the HPC contact all the Boards and Nonprofits in the town that would have comments on the Town Plan to review “their sections.” A list was developed at the meeting:

Conservation Commission, Selectboard, HERO, Town Hall Committee, School Board, Huntington Green, HCT, Huntington Volunteer Fire Department, BPMS PIE.

The groups would receive a notification that the Town Plan is being updated and that comments are being solicited. The section pertinent to the group could be pulled or the contact could reference the section.

Pembrook suggested including the implementation recommendations.

**Heidi Racht will provide a list of committee chairs / contacts to Julia Austin in order to get comments on the goals and implementation items.**

Racht then pulled out the Times Ink, which had an article on the Richmond Town Plan revision. Richmond is re-adopting its current Town Plan as an “interim” plan. Former Huntington Zoning Administrator Cathleen Gent is the Town Planner in Richmond and could be helpful with the information the Commission needs to follow a similar strategy.

**Ginger Lubkowitz will contact Cathleen Gent to see how Richmond was handling the Interim Town Plan.**

In the meantime, the Commission might be able to continue work on updating the Town Plan, while passing the Interim Town Plan. Pembrook suggested that “some of it should be relatively easy if everyone goes home with a little home work.”

The Commission then discussed Richmond’s method for re-adoption. Pembrook cautioned “that it [updates to the Town Plan] not follow the slippery slopes of the [updates to] regs.”

This then led to a discussion on form-based code when Austin asked about mapping districts in the Town Plan and how it would relate to FBC.

Tom Bailey noted that the concept of FBC would mean that the town would not be bound by property lines.

Pembrook suggested that the HPC could update and remove “things that aren’t pertinent anymore.

Bailey added that the HPC had not looked at the Town Plan once it had been passed almost five years ago.

Pembrook stated that the "Town Plan is one opportunity to get everyone involved with town goals." Marshall concurred, noting that the section on energy is one area where "things are changing rapidly." Referring to the current Town Plan, he noted that the energy section "may not capture what we want to do."

Lubkowitz advocated for going the re-adoption route for the interim, stating, "We could use the extra time for working on the Town Plan."

The Commission decided to review the document over the next two meetings and make changes to the document with a final document ready to present in time to warn for 30 days (April 18).

Sections were assigned:

Recreation and Open Space – Austin  
Natural Resources – Cummings  
Historical Features – Lubkowitz  
Schools – Lubkowitz  
Relationship to Surrounding Towns – Lubkowitz  
Energy – Austin  
Child Care – Cummings  
Economic Plan – Marshall  
Land Use – Cummin  
Transportation – Lubkowitz  
Facilities – Marshall  
Population data – Marshall  
Housing – Miller  
Elder Housing – Miller

Cummings suggested including FBC in land use – managing, amending, updating.

**Lubkowitz will contact the CCRPC and ask what needs to be minimally done to pass an interim Town Plan,**

Both Cummings and Austin talked about the need to reduce the volume of verbiage in the Town Plan. The document is long and the suggestion was made to look at statutory requirements.

Bailey asked the HPC whether the strategy was to complete the interim plan and follow-through and "do no work on the Town Plan until the interim is off the plate."

The Commission agreed that this would be the best strategy.

	<p>He then passed out the Shelburne Town planning document and suggested that the HPC could look into a similarly designed document.</p>
<p><b>Member Business</b></p>	<ol style="list-style-type: none"> <li>1. Everett Marshall thanked Tom Bailey and Heather Pembrook for a “tremendous” amount of work done as members of the Commission.</li> <li>2. Julia Austin mentioned that CCTA will be having a commuter bus route through Hinesburg (Burlington to Middlebury). There is a public hearing scheduled for March 1 in Hinesburg on commuter lots and other relevant details for getting the whole route implemented. Everyone agreed that this would be a great asset to the community and that the Richmond bus (Burlington to Montpelier) has been good for the community, with the high ridership as a testament.</li> <li>3. Ginger Lubkowitz offered to have the HPC members and their families over to her house for a potluck supper as a farewell to Bailey and Pembrook. She suggested March 4 at 5 pm. Everyone was enthusiastic about the event.</li> <li>4. Everett Marshall mentioned that the Commission needed to recruit another member for the two-year position (remainder of Tom Bailey’s three-year position). It was also noted that Knox Cummin is running for the three-year position but he is not on the ballot; therefore, he is running as a write-in candidate.</li> </ol>

**Adjournment:** Heather Pembrook moved to adjourn; seconded by Everett Marhsall. The Commission voted unanimously to adjourn at 9:13 pm.

**UNAPPROVED MINUTES TO THE HPC:** March 4, 2012

**MINUTES APPROVED:** March 12, 2012

**APPROVED MINUTES TO THE TOWN CLERK:** March 13, 2012