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June 12, 2012

APPROVED

HUNTINGTON PLANNING COMMISSION

Minutes of May 14, 2012

PRESENT: Dana Cummings, Knox Cummin, Julia Austin, Gordon Miller, Everett Marshall

ABSENT: Ginger Lubkowitz

OTHERS PRESENT: Lawrence Phillips, Spencer Harris

MINUTES: Heidi Racht

7 pm Minutes of April 23

Minutes of May 1

Mail

7:20 Town Plan Work Session

8:30 Lawrence Phillips Sketch Plan Review (Spencer Harris, Lawrence Phillips)

8:50 Member Business

9 pm Adjourn

The meeting was called to order at 7:08 pm; chaired by Dana Cummings.

Minutes of April 23, 2012	Everett Marshall moved to approve the minutes as corrected; seconded by Gordon Miller. The minutes of April 23, 2012 were approved unanimously with changes; Julia Austin and Knox Cummin abstained.
Minutes of May 1, 2012	Knox Cummin moved to approve the minutes as corrected; seconded by Julia Austin. The minutes of May 1, 2012 were approved unanimously with one change; Everett Marshall abstained.
Mail	1. Duncan and Megs Keir: ANR WW permit # 4-3849, single family residence on 120 acres, Gillette Pond Road. 2. Eileen and Michael Beer, ANR WW permit # 4-0463-1, operational change to catering kitchen, 609 Delfrate Road.
Public Comment	No public was present.
Town Plan Work Session	Dana Cummings spoke on behalf of Ginger Lubkowitz regarding Nancy Bretschneider's dilemma regarding the change in the state map of the deer wintering habitat. He said would ask the Selectboard for permission to have Attorney Jim Carroll review the reg. Everett Marshall replied, "We discussed that the Selectboard should decide on whether to do it." Julia Austin added that she was "concerned about incomprehensible language" if it was to go through the attorney. She advocated for "simple, understandable" language. The Commission concluded that there would be an informal discussion

with the Selectboard about having an attorney review the deer wintering habitat language.

Cummings distributed materials from CCRPC (Chittenden County Regional Planning Commission) to members who wanted them: Rules of Procedure and Ethics Manual, Essentials of Local Land Use, Welcome to New Planning Commission Members.

The Commission reviewed the list of Town Plan topics that they had divided up in February.

Cummings remarked that someone from CCRPC wanted to talk with the Commission about Fluvial Erosion. What did the Commission think about this?

Gordon Miller explained that the Governor signed a bill – 70-80 pages - that had language in it relevant to fluvial erosion. He noted that flood insurance will be tied to Flood Regs addressing fluvial erosion, “if you don’t, there is no aid.” ANR is going to write the regulations and he asked if other groups like the Homebuilders Association were going to be consulted. Marshall responded, “The rule making will have public hearings.”

Marshall then pointed out that Huntington is one of the few Vermont towns that has had a fluvial erosion study done. He said, “We never provided feedback to the river management program on that study.” There were “widely divergent views on the Commission” at the time; “some people didn’t want it at all; some people wanted to take the study the way it is.”

Cummings brought the discussion to the original question. Miller replied if the CCRPC rep was able to talk about other things, then it was a good idea.

In related discussion the group agreed that it was a “nice opportunity to learn from them and ask some questions.”

The discussion then moved to emergency preparation and the town’s emergency plan document. Where is it? Austin said, “This is front and center in people’s minds. It should be a part of this document (town plan).” Cummings remarked that the changes to the plan should have a cross-section on emergency planning. Marshall suggested that Town Administrator Barbara Elliott be informed of the discussion.

Knox Cummin asserted that public involvement should occur at the beginning. He said he had asked Tom Bailey about the questionnaire/survey that the FBC (Form Based Code, aka Village Code) committee had at Town Meeting a couple in 2011. Bailey “didn’t know where it was.”

	<p>The favorite topic of the brew pub came up again, with Austin adding that the town had a lot of backcountry hikers in the winter and it “would be nice to offer something to them.” The Commission then had more discussion on amenities for people passing through “to get them to stop.” Austin brought up the 116 Express, the new bus service from Burlington to Middlebury that passes through Hinesburg. It has high usership.</p> <p>Cummings suggested Focus Nights and proposed Economic Development as one topic. He noted that it “was a different conversation than recreation and open space.” He proposed “honing in on a topic and making some contacts, as well as the blanket invitation” to the town.</p> <p>The Commission discussed RABA briefly, with Miller remarking that the organization seems “to be focused on Richmond.”</p> <p>Austin asked, “What do we want here?” She went on to discuss the Richmond bike path and the bakery, describing it as a “hub,” stating, “it’s nice to have a public gathering place.” Cummings responded, “I would like to see this be part of the public process.”</p> <p>Miller then said, “Form-based code plays into this. People [on the committee] are coming though. A lot of activity is not being captured” by those outside the committee. Cummin added, “It would be great if we could find something that would allow a small population to support” since the town’s population base would not support some of the activities now in place in larger towns. Cummings said, “Working from home on a computer is one step. You don’t need a copier in your house.” He pointed out that a business center with amenities like a copier and other services would serve the town well.</p> <p>The discussion then went back to people who pass through Huntington on their way to somewhere else. What would it take to get these through-travellers to stop? Suggestions included parking and a bike rack. Miller noted that those coming into Huntington on Hinesburg Hollow Road and going south miss the Lower Village entirely. Austin mentioned that Fellowship of the Wheel has “done a lot to attract people.” Heidi Racht mentioned that the good condition of the town’s roads also provides an attraction to visitors.</p> <p>Marshall said that it would be good if the Commission knew “all the businesses and how to support them.” He added that it would be good to know all the recreational opportunities in town.</p> <p>Austin suggested starting the process to solicit comments and Miller supported getting CCRPC to talk with the Commission.</p>
<p>Lawrence Phillips Minor Subdivision</p>	<p>Lawrence Phillips and engineer Spencer Harris appeared before the Commission to present a proposal for a Minor Subdivision on Hinesburg</p>

<p>Sketch Plan Review</p>	<p>Hollow Road. Phillips had been before the Commission in June 2011 and more than six months had elapsed, so he was repeating Sketch Plan Review. Since his last appearance, the Commission – and the rest of the town – had found out that the State of Vermont had changed the deer wintering habitat maps. Prior to the new maps, the house site on proposed subdivision of property was nowhere near the DWH; however, this has all changed.</p> <p>Harris passed out a map, prepared by a wildlife biologist, showing that the deeryards have been evaluated. The area where the house site is proposed is an active sugarbush. He queried, “Who should pay to define the deeryard?” Then went on, “We decided to just show the the area around the proposed residence.”</p> <p>Dana Cummings explained the Selectboard’s hearing on the proposed changes to the Subdivision and Zoning Regulations, which will be held on June 18, noting that the 300’ buffer around DWH in the town’s regs had been removed.</p> <p>Harris said, “Deeryards seem to trump everything. Biologists say the deer aren’t going in there.” Julia Austin responded, “What do you think should be the focus?” Harris replied, “Whether it meets the regs.” In answer to her question, he responded that it does. He went on, “Will the town draw up a map to show people where the deeryards are?” Told that the State had already done this, he said, If you could do a survey of the town, it would be awesome. Harris asked, “Can a biologist state that this is not in the buffer? We will make sure we address what needs addressing, so he can build a house.”</p> <p>The review then went on to discuss the project:</p> <ol style="list-style-type: none"> 1. two-lot subdivision of 18.3 acres from 100 acres; 2. edge of deeryard as show on State maps; 3. discussion of power access; 4. shared driveway, so no curb cut and driveway permit is needed; 5. road maintenance agreement will be needed. (Harris will do this) <p>Racht mentioned that with the third residence, this now become a private road and would need to be named for 9-1-1 purposes. This, of course, means an address change for the two existing residences.</p> <p>Everett Marshall talked about the Commission conducting a site visit and the date was set for June 25, 2012, at 6 pm. The Final Subdivision Review will be conducted after the Site Visit.</p> <p>The application and supporting materials are due on June 4. The applicant was reminded that the letters addressing municipal and school capacity (Superintendent of Schools and Huntington Fire Chief) need to be obtained.</p>
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<p>Member Business</p>	<ol style="list-style-type: none"> 1. Payment for Planning Clerk Heidi Racht was discussed and her invoice was initialed for payment. 2. Knox Cummin asked whether the Commission was clear on the Town Plan. It was decided that discussion on June 11 would focus on public comment and discussion of the format of the questionnaire. One suggestion was to ask participants for a vision statement, as in name five things you would like to see in Huntington. All agreed that it would be best to avoid a long survey. On June 11, the survey will be finished with 3-5 broad questions. <p>Julia Austin offered to develop the questions to go on the Town Plan survey.</p> <p>Everett Marshall suggested corresponding with the town committees and boards to give them notice about the survey that would be coming from the HPC.</p> <p>Dana Cummings remarked that the “participation role is pretty open” as for who can work on the plan and the draft.</p> <p>Dana Cummings and Everett Marshall will draft a memo to the Board chairs; Heidi Racht will send it out.</p>
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Adjournment: Knox Cummin moved to adjourn; seconded by Everett Marshall. The Commission voted unanimously to adjourn at 9:34 pm.

UNAPPROVED MINUTES TO THE HPC: June 7, 2012

MINUTES APPROVED: June 11, 2012

APPROVED MINUTES TO THE TOWN CLERK: June 12, 2012