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 DATE July 29, 2012

APPROVED

HUNTINGTON PLANNING COMMISSION
 Minutes of June 25, 2012

PRESENT: Dana Cummings, Ginger Lubkowitz, Knox Cummin, Everett Marshall, Gordon Miller
ABSENT: Julia Austin
OTHERS PRESENT: Lawrence Phillips, Spencer Harris, Dan Albrecht
MINUTES: Heidi Racht

Agenda:

- 6 pm Site Inspection - Lawrence Phillips Minor Subdivision
- 7 pm Minutes of June 11, 2012
 Mail
- 7:15 Public Comment
- 7:20 Brief Overview of Projects - Mayo, Cummin
- 7:30 Lawrence Phillips Minor Subdivision Final Review
- 8:15 Dan Albrecht, CCRPC - Town Plan Fluvial Erosion
- 8:45 Town Plan Reports from Individual HPC members
- 9 pm Member Business
- 9:15 Adjourn

The meeting was called to order at 7:09 pm; chaired by Dana Cummings.

Minutes of June 11, 2012	Gordon Miller moved to approve the minutes as corrected; seconded by Everett Marshall. The minutes of June 11, 2012 were approved unanimously with changes.
Mail	None
Public Comment	No public was present.
Brief Overview of Projects	Update on Projects: Barbara Mayo will return for Final Subdivision Review on July 23, 2012, at 7:15 pm. Knox Cummin is scheduled for Preliminary Review on July 23, 2012, at 7:30 pm. Town Plan Update: CCRPC approved the Huntington Town Plan for five years with the understanding that the town will return to them with a new Town Plan in 2013. Ginger Lubkowitz attended the CCRPC Public Hearing on June 19, on behalf

	<p>of the Commission. She reported that members from the surrounding towns of Bolton, Buels Gore and Jericho were present. Minor suggestions were made, including the expansion of Conservation Districts below the 2500' elevation to include properties that are already conserved in the lower elevations. Also, the Lincoln Hill historic reference should be added into the revision in the Historic Features due to recent research regarding the African American community in the early settlement (Revolutionary War to 20th century).</p>
<p>Lawrence Phillips Minor Subdivision Final Review</p>	<p>Lawrence Phillips and engineer Spencer Harris appeared before the Commission to discuss a proposed Minor Subdivision at 346 Hinesburg Hollow Road. Harris presented the project, noting that Phillips owns approximately 100 acres and proposes to divide 18 acres to be used for a residence for his son, Chad. This is represented as Lot 1 on the survey; Lot 2 will stay the same. The existing driveway will serve as access to the new house and a ROW through Lot 2 will be granted to Lot 1. No driveway permit is needed.</p> <p>The issue of the location of the proposed residence in the 300-foot setback from the Deer Wintering Area was addressed in a letter from consulting Wildlife Biologist Tina Sharpe, who stated that the deer presence was limited due to existing activity with the family's sugaring operation.</p> <p>The residence will have onsite wastewater.</p> <p>Utilities pole next to road shown on survey; a condition will be to show underground utilities on the plat.</p> <p>The house and driveway as shown on the plat need to be moved to the correct position on the plat.</p> <p>A stream is located on the eastern side of Lot 1 that will be crossed by the driveway. A culvert is presently in place as the driveway will follow an existing logging road.</p> <p>A condition will be to show the eastern stream and the culvert on the survey.</p> <p>A note will be placed on the plat to show ditch along driveway that will address stormwater runoff.</p> <p>A condition will be that erosion control will be implemented during construction.</p> <p>Discussion on road maintenance agreement as the proposed residence will add a third residence on the access, thus creating a private road. A condition to require a road maintenance agreement that will be placed in the project file and referenced in the deed.</p>

	<p>Further discussion on the deer wintering area and setback as it is addressed in the revisions to the Zoning Regulations now in progress clarified that this will not hold up the project.</p> <p>MOTION: Everett Marshall moved to close the hearing; seconded by Knox Cummin. The hearing closed at 8:22 pm.</p>
	<p>Heidi Racht left the meeting and Everett Marshall took over the minutes.</p>
<p>Town Plan Update – Dan Albrecht, CCRPC, on Fluvial Erosion</p>	<p>Continuation of Planning Commission minutes of June 25</p> <p>Dan Albrecht, Senior Planner with the Chittenden County Regional Planning Commission (CCRPC), met with the HPC to discuss fluvial erosion hazard. Dan manages the RPC’s fluvial erosion hazard research and planning effort and hazard mitigation planning program.</p> <p>RPC has been involved with mapping of the FEH zone for several of years</p> <ul style="list-style-type: none"> • FEMA has supplied money for Phase II assessment field studies, which includes the major river and associated smaller streams. • CCRPC needs to report back on their FEMA grant on the progress that the towns are making. • CCRPC would like to know the town’s response to the Phase II field study that was completed for Huntington. <p>Dan presented a map for discussion titled Water quality Protection Areas & Hazard Mitigation Zones, Huntington, VT. The following items were included in the CCRPC-produced map:</p> <ol style="list-style-type: none"> 1) FEH zone – with rating rated very low to extreme; 2) Special Flood Hazard Area (100 year flood – DFIRM inundation zone; 3) 500-year flood; 4) 50- or 100-foot river setback; and 5) Wetland and 50-foot buffer. 6) <p>He determined that 68% of the FEH zone is protected by our current river setbacks. That leaves 32% that is not protected.</p> <p>Dan stressed that the FEH zone is where the river has the potential to move.</p> <p>Huntington’s FEH field study was conducted by Arrowwood Environmental and completed in September 2009. It is titled - HUNTINGTON RIVER CORRIDOR PLAN UPDATE: REACHES M1-M18; T16, T22 &T26. Dori Barton, one of the authors of the study, was in attendance.</p> <p>Based on a HPC question, Dori Barton explained how removal of gravel from</p>

	<p>a stream can cause unexpected problems downstream by channelization and other means.</p> <p>Dan provided the HPC with a handout for our consideration titled Proposed Additions to Huntington Town Plan to Address Fluvial Erosion Hazard Map Data. The handout include the following:</p> <ol style="list-style-type: none"> 1) Language for a Flood Hazard District; 2) An item to add to the land use goal of the town plan regarding limiting development in the FEH zone; 3) An implementation recommendation in land use in the town plan to provide guidance on development methods that protect Huntington's natural resources and avoid potential losses to persons and property from floods and fluvial erosion hazards. <p>Some of the language for the FH District is from the DEC River Management Program. Dan revised our town plan in the sections where he recommends insertion of new language.</p> <p>We discussed items related to FEH and hazard mitigation. The spring storm two years ago had a big impact on Huntington. We discussed how under-sized culverts were one of issues. Dan suggested that towns can look to replace under-sized culverts with larger ones to guard against road wash outs.</p> <p>For our future consideration, Dan brought up the fact that Jericho has one unified river district that includes the flood inundation zone, FEH zone, and municipal setbacks.</p> <p>Dana suggested that we work on language or alternatives for educating the public on protecting the river corridors.</p> <p>Dori suggested that we talk with the conservation commission.</p>
<p>Town Plan Reports from Individual HPC members</p>	<p>Postponed to July 9, 2012 meeting.</p>
<p>Member Business</p>	<p>Postponed to July 9.</p>

Adjournment: The Commission voted unanimously to adjourn at 10:15 pm.

UNAPPROVED MINUTES TO THE HPC: July 7, 2012 and July 23, 2012

MINUTES APPROVED: July 23, 2012

APPROVED MINUTES TO THE TOWN CLERK: July 24, 2012