APPROVED

Huntington Planning Commission
MINUTES
August 27, 2012

Commissioners Attending: Dana Cummings, Everett Marshall, Julia Austin, Ginger Lubkowitz, Knox Cummin, Gordon Miller
Commissioners Absent: None.
Others Present: Chris Weaver, Nancy Bretschneider, Aaron Worthley and Tom Bailey
Minutes: Tom Bailey

RECEIVED
DATE September 11, 2012

Agenda:

7:00 PM	Minutes of August 13, 2012
	Mail
7:15 PM	Chris Weaver Sketch Plan Review
7:30 PM	Public Comment
7:40 PM	Village Code
8:20 PM	Town Plan Work Session
9:00 PM	Member Business
9:00 PM	Adjourn

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

Items for Discussion	Discussion	Action
Agenda Order Change	It was decided to postpone consideration of the minutes and mail.	
Public Comment	None.	
Weaver sketch plan review	Chris Weaver described his family's real estate history, resulting in the conveyance of a 30-acre parcel to him and a 189-acre parcel to his brother, Nat Weaver, all without subdivision approval. Chris provided a survey which showed his parcel as having 128.44 feet of frontage on Weaver Road. Everett Marshall noted that the minimum frontage in that zoning district is 180 feet. There followed a discussion of possible ways to resolve the subdivision dilemma. There were three suggestions for Chris: 1) getting a grant of additional frontage from his brother, 2)trying to get a variance from the Zoning Board of Adjustment or 3) fitting into the conservation exception to the subdivision contained in Article 2 of the subdivision regulations. Everett Marshall was appointed Chris Weaver's contact on the Planning Commission.	
Nancy Bretschneider modification	Nancy Bretschnieder appeared and asked what procedure, if any, she could use to shrink a portion of a driveway right-of-way from 50 feet to 25 feet in width. She indicated that the prospective buyer of the lot	

Items for Discussion	Discussion	Action
of subdivision permit	served by the right-of-way wants additional space for out buildings closer to the boundary of his lot in the area currently in the right-of-way. It was suggested that the Planning Commission did not have authority to reduce the width to less than 50 feet. Dana Cummings agreed to contact Nancy after the meeting to discuss the matter further.	
Village Code	Tom Bailey and Aaron Worthley presented the proposed Village Code in detail and responded to questions. Aaron urged the Planning Commission to digest the information presented and "make it their own" so that they are entirely comfortable with it. The Village Code connection with the Water/Wastewater report was discussed and it was acknowledged that the report was on the September 4 agenda of the Selectboard. Tom Bailey urged the proposed Development Review Board amendments to the zoning and subdivision regulations be set for a public hearing.	
Minutes of August 13, 2012 meeting	After a discussion with many corrections made to the minutes draft, Ginger Lubkowitz moved to approve the minutes of the August 13, 2012 meeting, as corrected. Julia Austin seconded the motion which passed unanimously with two abstentions.	
Mail	It was acknowledged that the Commission had received a letter from the Hinesburg Planning Commission of a hearing to consider revisions to Hinesburg's Town Plan, and land use regulations.	
Member Business	Everett Marshall announced that he had attended meeting of the ECOS grant group. At the meeting, John Kart of the VNRC stated the proposed objectives of the ECOS project regarding a natural resources inventory. Regina Mahoney of the CCRPC staff was present at the meeting. Everett Marshall also announced that the Huntington Conservation Commission has moved the first Thursday in September (September 6) to discuss the ECOS grant and that he would be attending Tom Bailey reminded the members of the Planning Commission that applications for a State Municipal Planning Grant have to be submitted by September 28. When no one expressed that they had time to draft the grant application, the matter was dropped. Tom Bailey offered to draft an application if the members determined what they wanted to do with the grant funds.	

Adjournment	Ginger Lubkowitz moved to adjourn; seconded by Knox Cummin and unanimously adopted.

	Meeting adjourned at 9:30 pm.

Date UNAPPROVED minutes submitted to HPC: September 2, 2012
Date minutes APPROVED by the HPC: September 10, 2012
Date Approved Minutes submitted to Town Clerk: September 11, 2012