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DATE November 27, 2012

APPROVED

HUNTINGTON PLANNING COMMISSION
Minutes of November 12, 2012

PRESENT: Dana Cummings, Everett Marshall, Knox Cummin, Ginger Lubkowitz

ABSENT: Julia Austin, Gordon Miller

OTHERS PRESENT: Barbara Elliott, Heather Pembrook, Duncan Keir, Linda Fickbohm, Susannah Parsons, Christine Knight, Rich Lachapelle

MINUTES: Heidi Racht

Agenda

- 6:30 Town Plan Public Discussion on Planning Topics
- 8 pm Minutes of October 8
Minutes of October 22
Mail
- 8:15 Nancy Bretschneider resolution on change to subdivision plat
- 8:30 Village Hill Preliminary Subdivision Review
- 9:15 Member Business / continuation of 8 pm agenda items
- 9:30 Adjourn

The meeting was called to order at 6:44 pm; chaired by Dana Cummings.

Town Plan Discussion	<p>The discussion was centered on the sections: land use, natural resources, recreation and open space, historic features, economic planning.</p> <p>A bike path/walking path connecting the villages was discussed at length with many people at the meeting contributing to the discussion.</p> <p>At some point, Barbara Elliott said that she felt that HPC needed to tie the implementation into the goals and asked, "Are these the right goals to have? What's behind these goals?" Discussion ensued and the decision was made to begin with goals.</p> <p>Dana Cummings read the goals to the group and some informal changes were proposed:</p> <p>Beginning with Land Use:</p> <p>5. Duncan Keir suggested taking out the word existing. 1. Barbara Elliott suggested defining protect and preserve. Dana Cummings added that everyone knows what this is, but can't agree. Everett Marshall talked about the major study underway as the community is now looking at land use through the ECOS grant project, water/wastewater committee and village-based planning. Heather Pembrook, then asked, "Does the town as a</p>
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whole embrace them?”

Under Recreation:

1. Barbara Elliott suggested taking out existing.
2. Linda Fickbohm proposed changing provide to support or encourage.
3. Elliott recommended changing implementation #1
4. Everett Marshall noted that the Town Plan looks to meet the needs of the community. Fickbohm responded that certainly the residents are number one, but “we need to expand” in that other people come into the community to enjoy recreation. Marshall remarked that the town was working with groups like the Fellowship of the Wheel. Duncan Keir pointed out that people coming into the community have an impact, especially on quiet dirt roads. He mentioned the difference between Sherman Hollow and Sleepy Hollow and said the “increase in traffic on any remote, unpaved road is a consideration.”

Natural Resources:

Dana Cummings read the goals. Cummings asked about emphasis and Barbara Elliott responded that she like the specificity. Heidi Racht suggested combining implementation points 10 (Create setbacks from the Huntington River and its major tributaries through the Land Use Regulations.) and 21 (Encourage ecologically meaningful setbacks on river and stream courses.).

Historic Features:

Heidi Racht suggested taking out goal #2 (Encourage further repair and occupancy of the Union Meeting House for library and community center purposes.) as the UMH had been completed. Barbara Elliott and others disagreed. Racht withdrew her suggestion. She then went on to ask Linda Fickbohm why the Town Hall Committee hadn't gone with the more historic name of the Modern Woodmen Hall and Fickbohm responded that the Committee had decided to go with the more recent history of the building as the Town Hall. Racht remarked that there was a lot of confusion and that many people referred to the Town Office as Town Hall. No conclusions were reached.

Fickbohm then said that recreation isn't only about being outdoors. She said that grants are available for arts-related buildings. She said, “Historic buildings are the face of your town.” In response, Heather Pembroke said, “You want interaction – something that people can experience.”

Economic Planning:

	<p>Dana Cummings said that the HPC needed to get a handle on business activity in town.</p> <p>Heidi Racht emphasized that the town needed to maintain the Post Office in Huntington. There was some discussion about the uncertainty with the PO, although right now Huntington seems to be stable. She mentioned that changes in Jonesville and also that mail delivery in Charlotte is now out of the Shelburne PO.</p> <p>Barbara Elliott suggested that the town inventory and survey the needs of the businesses in the town. Racht and Keir both talked about the difficulty getting deliveries during the times when the roads are posted.</p> <p>Cummings remarked that the town should think about businesses that might be added to the plan for the community.</p> <p>The "I'm Sweet on Huntington" winner was pulled out of all the entries in a large envelope. Congratulations to Shelly McSweeney.</p>
<p>Village Hill Preliminary Subdivision Review</p>	<p>Because there wasn't a quorum, the review was rescheduled to November 26.</p>
<p>Nancy Bretschneider Resolution on Subdivision Plat</p>	<p>Nancy Bretschneider appeared before the Commission to discuss a minor change to the plat of her three-lot subdivision, approved in 2009. Because she had moved the well for Lot 1-3, which has an easement on Lot 1-1, her attorney instructed her to file a new plat in the town land records. She was at the meeting to get an approval of the plat before it could be filed, as required by the Subdivision Regulations.</p> <p>Dana Cummings read the definition for Re-Subdivision and that he thought this change on the plat was not a re-subdivision as it didn't change a boundary or affect a street. Therefore, there was no need to re-warn the project.</p> <p>MOTION: Pursuant to section 7.7.1, the moving of the well does not meet the re-subdivision definition and does not require an amendment to the subdivision. Knox Cummin moved; Ginger Lubkowitz seconded; passed unanimously.</p>
<p>Mail</p>	<ol style="list-style-type: none"> 1. Wastewater permit letter for Jeff Palin, 15 Hinesburg Hollow Road; 2. Amended Land Use Permit for Sleepy Hollow Ski Center; 3. Sun Common letter about a net-metering installation for Rick and Melinda Moulton on Moulton Drive.
<p>Minutes of October 8, 2012</p>	<p>Ginger Lubkowitz moved to approve with changes; seconded by Everett Marshall. Approved unanimously.</p>

<p>Public Comment</p>	<p>Jennifer Warren, Economou Road, Reported to the Commission that she had spoken to ZA Ed Hanson regarding a boundary line adjustment that they would like to do between two different properties so that they can sell land to their neighbor Ian Carleton with a future option of a five-acre lot with sufficient road frontage. The survey done for Lorraine Economou goes to the center of the road. Typically, landowners don't own to the center of the road. The Warrens have found out that they have 135 feet of road frontage, not 156 as previously thought. They were asking the Commission to grant a waiver in order for them to obtain 10 feet of additional property on the road to meet the minimum standard. The Commission was unable to meet the request as the Commission did not have the authority to grant such a waiver – this action was out of its purview.</p> <p>Dana Cummings summed up: Lot 13 is an existing lot with non-conforming road frontage and the Warrens would need to go through subdivision in order to transfer land from one lot to another. The triangle of land would then merge with the undeveloped 27 acres.</p> <p>In answer to Knox Cummin's question about how much land would be left on the Warrens' house parcel if some of the land is on the other side of the road. Warren responded that the property was now 5.7 acres and it would be slightly reduced.</p> <p>The conclusion of the discussion was that the HPC would "ponder the problem" and let Warren know if it was anything other than a re-subdivision.</p>
<p>Minutes of October 22, 2012</p>	<p>The Commission decided that, due to confusion about the quorum (Cummings and Lubkowitz were abstaining from voting on the minutes, leaving just two members), action on the minutes of October 22 would be postponed.</p>
<p>Member Business</p>	<ol style="list-style-type: none"> 1. Everett Marshall reported that UVM student Susannah Parsons, who was in attendance earlier at the meeting, had attended the Conservation Commission meeting and would be a liaison between the HPC and the HCC for Town Plan discussion. 2. Marshall informed the Commission that the water/wastewater group would be meeting on Wednesday, November 14, and the ECOS group would meet on Thursday. 3. Dana Cummings mentioned that the HPC should warn the Village Code for January. 4. Cummings said that the Town Plan discussion at the November 26 meeting would include both the goals and recommendations of each section to be discussed.

Adjournment: Ginger Lubkowitz moved to adjourn the meeting; seconded by Knox Cummin. The Commission adjourned the meeting at 10:27 pm.

UNAPPROVED MINUTES TO THE HPC: November 19, 2012

MINUTES APPROVED: November 26, 2012

APPROVED MINUTES TO THE TOWN CLERK: November 27, 2012