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DATE June 13, 2013

UNAPPROVED

HUNTINGTON PLANNING COMMISSION

Minutes of May 13, 2013

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

ABSENT: Heather Pembrook

OTHERS PRESENT: Dawn Tayler, Joe Perella, Jonathan Tomb

MINUTES: Heidi Racht

Agenda

7 pm MEETING BEGINS
Minutes of April 22, 2013
Mail

7:15 Dawn Taylor - discussion of driveway for accessory dwelling

7:25 Town Plan - discussion of May 28 meeting with Conservation Commission

7:30 Town Plan - Natural Resource - draft from Dana Cummings
Transportation – Heather Pembrook
Economic Plan - Everett Marshall
Schools – second draft – Heidi Racht will coordinate with Ginger Lubkowitz

9 pm Member Business - discussion of opening - candidates?

9:30 Adjourn

The meeting began at 7:06 pm; chaired by Dana Cummings.

Minutes of April 22, 2013	MOTION: Julia Austin moved to approve with changes; seconded by Knox Cummin. Minutes approved unanimously with changes.
Mail	Tabled until later in the meeting.
Dawn Taylor discussion of driveway for accessory dwelling	Dawn Taylor of 288 Texas Hill read a letter to the HPC concerning her request for a driveway to her accessory dwelling. The Zoning Regulations specify that each accessory dwelling must have two parking spaces and no additional access driveway. Among other things, Taylor feels that the access to her residence is a hardship in the winter and during mud season. She talked about getting stuck, falling down, the fuel truck getting stuck, the utilities underground that prevent gravelling the access across the lawn. Taylor also talked about being denied reasonable access to her personal property. She said she felt that exceptions had been made and that other property

owners have more than one access. For instance, people have separate access to barns. One standard applies and one reg needs to be in place. She said that no one will want to build accessory dwellings if they can't have reasonable access.

She proposed that the Commission remove the limit on driveway access from one per property (Section 5.7.1 (3)).

She said that she would circulate a petition to get the regs changed.

Joe Perella, chair of the Zoning Board of Adjustment, then spoke. He said that the ZBA had made it clear that a second driveway access would not be allowed without a variance. He asked Taylor if she intended to apply for a variance. Perella said that it was "premature to ask for a change in the regs before going through the ZBA." He then went on to say that a variance is a "safety valve for inequitable results in topography."

Taylor objected to the costly method of getting a driveway through a variance.

Julia Austin asked if there was any precedent for changing an access to a single family residence. The answer was no.

Austin then asked Taylor where she is parking now. Taylor replied that she is driving across the lawn "because it is dry."

Austin pointed out that "we drive over electrical and water lines all the time." Knox Cummin suggested that the Taylor put in a driveway for her cottage from her daughter's driveway. Taylor replied that it would be four times as long as coming in from the road with a new access.

Perella explained that the ordinance wanted to provide for family members and not to do a "de facto subdivision." With a separate driveway, there is no connection between the house and the accessory dwelling. He said that the question would be "What are the alternatives? Just because it's less expensive to do it one way doesn't justify a variance." He asked if Taylor had had someone to give an estimate for a gravel driveway.

Taylor replied that she believed "that this prohibitive driveway access is discriminatory."

Dana Cummings recapped the discussion, stating that Taylor's options were to put a driveway across the lawn from the current access, apply to the ZBA for a variance or wait for a change in the regs.

	<p>He then outlined the projects on which the Planning Commission was now working, including revisions to the Town Plan, formed based code, and the Science to Action Wildlife and Communities Project.</p> <p>Taylor replied that she had submitted a letter to be one the HPC or the DRB and said she would get signatures on a petition.</p> <p>Knox Cummin suggested that Taylor provide a diagram to help with her explanation. She pulled out the project map, which was viewed briefly.</p> <p>Taylor said she will go to the ZBA meeting on May 28 and speak during Public Comment.</p>
<p>Public Comment</p>	<p>Jonathan Tomb of Happy Hollow Road talked with the Commission about a boundary line adjustment with his neighbors Jennifer Esser and Paul Limberty, who were in the process of dividing their property; he had been promised an acre of land in exchange for work. Since the boundary line was moving more than 25 feet, the project would need to go through Minor Subdivision Review. The property in question has a right-of-way through it for Mike Van Horn's sugaring operation and there is also a question about the ownership of a portion of it, which was revealed on the tax map as belonging to Jason Kelley across the road, but seemingly unknown to Tomb, Esser and Limberty. Commission looked at the map and discussed driveways and multiple accesses.</p> <p>Heidi Racht said that after Tomb had left the office, Paul Limberty had come in to get a subdivision application to divide 5 acres and the house, which will then be owned by Jennifer Esser. This, too, would be a Minor Subdivision. She told Limberty that she would bring the subject up to the Commission as Tomb had already planned to come in.</p> <p>It seems that the two projects could be done at the same time and as a Major Subdivision, thus saving time and money.</p> <p>Tomb will work with Limberty and ascertain the ownership of the property that is now in question.</p>
<p>Town Plan</p>	<p>It was clarified that the Planning Commission will meet with the Conservation Commission on May 28, at 7 pm.</p> <p>The Commission discussed Natural Resources in a draft document prepared by Dana Cummings. Included in the discussion was the balance of</p>

development and natural resources while allowing multiple uses. To be encouraged are larger parcels with forestland, rather than 10-acre lots, which create spaghetti lots. An example of this is the land on Charlie Smith Road. It was noted that some human usage may be restricted.

The Commission members worked on the document that was on their computers and made changes.

Knox Cummin suggested creating a webpage that compiles all information on Natural Resources so it is easily accessible to Huntington residents.

Julia Austin proposed that the Commission establish regs that encourage contiguous wildlife.

Everett Marshall said that the regs don't adequately address fluvial erosion. He proposed that this be an objective. The Commission talked about this. And then, Knox Cummin talked about CCRPC staff member Dan Albrecht's draft language for Town Plans.

The Commission talked about water quality – that a goal should be to improve or restore water quality in the river and its tributaries.

Goals were discussed and amended. Knox Cummin made the case for specificity by naming the Huntington River as it is so important to this town. Dana Cummings added that protecting surface and groundwaters of the Huntington River watershed should also be mentioned. He said that how this is done should be specific and part of the objectives.

In answer to Gordon Miller's question about the goals of water quality, Marshall talked about the e-coli studies and also about getting individual septic systems controlled.

Knox Cummin talked about air quality, highlighting wood burning and trash burning. Dana Cummings said that a policy statement could be written that the town should continue to keep Performance Standards to promote and maintain air quality.

The Commission briefly discussed the organization of the section. Marshall asked about the Four Towns inventory, suggesting that this go under Action Items.

Austin read from section 4.7.2 of the Hinesburg Town Plan and the Commission briefly discussed the connectivity between forest blocks and natural areas.

<p>Member Business</p>	<ol style="list-style-type: none"> 1. Dana Cummings asked about the shortfall of funds for the ECOS inventory for towns that did not allocate money toward the project that had been discussed at the last HPC meeting. He asked if the town needed to provide funding. Everett Marshall said that the town would need to find people to volunteer. Fifteen people in Huntington had received letters describing the Four-Town Project and its benefits to landowners. The landowners would be asked for permission to access and do inventory. 2. A request from Town Administrator Barbara Elliott that a member of the Commission consider being the town's rep to CCRPC was again discussed. Ed Booth has resigned and the town needs someone to serve in this position. 3. Also, a representative and alternate are needed for the PAC (Planning Advisory Committee); a representative and alternate are needed for the Board of Commissioners (meets on the third Wednesday, 6:30 pm to 8 pm); and an alternative for TAC (Transportation Advisory Committee), which meets on the first Tuesday, 9 am to 11. Most members of the Commission work and are unable to attend daytime meetings. In fact, Everett Marshall noted that the day meetings are hard to do from Huntington, requiring a minimum of a half day. There was lots of interest, but no volunteers. 4. The Commission briefly discussed Dawn Taylor's letter of interest to the Selectboard to serve on the HPC. The discussion was tabled until after the ZBA hearing.

Adjournment: Gordon Miller moved to adjourn the meeting; seconded by Everett Marshall. The Commission adjourned the meeting at 9:58 pm.

UNAPPROVED MINUTES TO THE HPC: May 22, 2013

MINUTES APPROVED: June 10, 2013

APPROVED MINUTES TO THE TOWN CLERK: June 13, 2013