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July 23, 2013

APPROVED

HUNTINGTON PLANNING COMMISSION

Minutes of June 10, 2013

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

ABSENT:

OTHERS PRESENT:

MINUTES: Heidi Racht

Agenda

- 7 pm Meeting begins
 - Minutes of May 13, 2013
 - Mail
 - Invoice from HPC Clerk
- 7:15 Public Comment
 - Discussion on petition from Dawn Taylor - change to the regs
- 7:25 Town Plan
 - Natural Resources & Land Use
 - Transportation
 - Economic Plan
 - Schools
 - Response to Selectboard regarding timing of Town Plan
- 9 pm Member Business
 - Update from Gordon Miller on training
 - Discussion of application for opening on the Commission
 - Response to Selectboard regarding CCRPC appointments
- 9:30 Adjourn

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

Minutes of May 13, 2013	MOTION: Everett Marshall moved to approve with changes; seconded by Julia Austin. Minutes approved unanimously with changes.
Mail	<ol style="list-style-type: none"> 1. Packet from David Brautigam, dated May 24, 2013, regarding Camels Hump Skiers Association's Act 250 approval. The Commission reviewed and discussed the documents, which will be filed in the property file as there was no comment. 2. Email from ZBA chair Joe Perella to Zoning Administrative Officer regarding discussion at the most recent ZBA hearing. 3. Emails from Town Administrator Barbara Elliott regarding the Town Plan

	<p>timeline. In the ongoing discussion regarding whether the Town Plan now in effect was to sunset on June 18, 2013 or December 31, 2013 or was approved for five years (June 2017), Dana Cummings noted that the correspondence indicated “no one has authority to grant a partial Town Plan.” Garrett Baxter of the Vermont League of Cities and Towns has said that the Town Plan remains in effect – but, the town cannot amend bylaws if it has expired. Cummings also explained that the CCRPC resolution wants a new plan by the end of 2013. He also said that he had looked at the Selectboard minutes, which mention a deadline of June 18, 2013, but the HPC member in attendance at that meeting (Ginger Lubkowitz) did not remember that the discussion was for a one-year only extension. There was no resolution in the minutes.</p> <p>Why is this a problem? Because the Selectboard understood that it would be done by June 18, 2013. In the context of subdivision review, the HPC has been short members (and is still a member short) and Cummings noted, “our goal is to get it done as soon as possible – to keep going and make it right.”</p> <p>He pointed out that there are 12 meetings between now and the end of the year. The Selectboard requested a new timeline from the HPC for when the Town Plan would be approved. Cummings said he would go to the Selectboard meeting on June 17, rather than sending an email.</p> <p>Heidi discussed an issue regarding driveways permits. Apparently there are three different versions of the permit still active. Road foreman Yogi Alger, Barbarar Elliott and Heidi Racht intend to update the form and finalize.</p>
<p>Invoice from HPC Clerk</p>	<p>The Commission reviewed an invoice from Heidi Racht for services December 1, 2012 through May 13, 2013, plus 12 miles at .565 : total invoice of \$783.03 approved unanimously.</p>
<p>Public Comment</p>	<p>No public was present.</p> <p>The Commission discussed the petition from Dawn Taylor requesting a change to the Zoning Regs that would remove the current restriction on adding a driveway access for an Accessory Dwelling.</p> <p>Gordon Miller provided a link to state statute regarding the topic.</p> <p>A question for the VLCT came up: “What if the amendment is in conflict with the Town Plan?” The Huntington Town Plan Transportation Section has a goal to “Encourage cluster development by minimizing curb cuts on public road frontage.”</p>

	<p>The HPC is required to submit a report to the Selectboard in regard to the proposed regulation change. The report will include a statement of purpose and how the proposed regulation change is consistent with the Town Plan. The HPC must also host at least one public hearing on the proposal. The HPC must take action on the petition “promptly.” Dana Cummings started writing the report to the Selectboard and will circulate it for comments.</p> <p>Other topics of discussion relevant to the request:</p> <ul style="list-style-type: none"> • Does disallowing separate curb cuts discriminate against low income residents? • The costs for culverts, after the installation and maintenance of the first year, are borne by everyone. • Fewer culverts allow the town to limit services in the outlying areas. • Separate curb cuts basically allow two houses per lot and does not contain density. Two houses per lot undermines the current land use regulations. • Subdivision regs currently state in Section 6.1.10 Shared Access: Wherever it is feasible or practical, provisions shall be made for the joint use of existing access points. <p>Miller said that the limiting of access to one driveway violates State statute 4412 1(e) which addresses equal treatment in regard to housing. The Commission then discussed this topic for 35 minutes.</p> <p>Summarizing, Heather Pembroke said she thought the Commission should seek a legal opinion. Everett Marshall suggested that the Selectboard be informed that there might be legal issues.</p>
<p>Town Plan</p>	<p>NATURAL RESOURCES This section will be discussed when comments are received from the Conservation Commission.</p> <p>The Commission then talked about the process as members can change the document, which then makes the changes the most recent draft. It is hard to see the changes made to compare it to the original document.</p> <p>Knox Cummin said the he “wanted to discuss the document, rather than just working on the document.”</p> <p>TRANSPORTATION Heather Pembroke reviewed this revision, talking about her meeting with Selectboard members and noting that she still planned to confer with Road</p>

Foreman Yogi Alger.

She posed the question, "What does this section of the Town Plan serve?" There are multiple layers: the Planning Commission needs to set visionary statements; the Selectboard needs to plan for capital expenses and maintenance; the residents need to be served, both as motorists and pedestrians.

The Goals, Policies and Programs have been identified, but need to be edited to make sure the proper terms are being attached to the proper sections. The Commission talked about the Richmond Plan, which calls for Action Steps. This identifies which group of specific entity will take action.

In some of the sections identified in the Goals, Knox Cummin suggested using the term "continue to" to acknowledge that work was already being implemented by the Selectboard and other groups. Dana Cummings added that the document should have a positive stated policy piece, rather than negative.

Everett Marshall talked about incorporating the concept of resiliency in the Town Plan. After Irene in 2011 and with other big flood events anticipated in the future, the State is looking to how towns will "maintain, rebuild and move" when there is flood damage.

Dana Cumming said that Smart Transportation needed to be incorporated in the Plan. The concept of Smart Streets is currently in place in South Burlington and Burlington, but this may not be appropriate for a rural community like Huntington.

The VTrans transportation map needs to be included in the Town Plan.

ACTION ITEM: Pembroke will check with VTrans to get the transportation map.

In light of the discussion about pedestrian and bike paths, Heidi Racht pointed out that Richmond, Hinesburg and Charlotte all have Recreation Path Committees that work on these types of projects. This could be an explicit program of the Transportation section, to establish such a committee in Huntington.

SCHOOLS

Postponed.

The Commission reviewed its response to the Selectboard that would be

	<p>presented by Dana Cummings:</p> <ul style="list-style-type: none"> • There is a revised goal to complete the Town Plan by the end of 2013 and the HPC will give an update before the end of September. • Individual members have taken sections and worked outside of the meetings, which has taken a significant amount of time. <p>Miller comments that the surrounding Town Plans are “pretty thorough” and the Huntington Town Plan should be given the same scrutiny and consideration.</p>
Member Business	<ol style="list-style-type: none"> 1. Gordon Miller gave a detailed update on the training that he attending at Lake Morey. 2. The Commission discussed Dawn Taylor’s letter to the Selectboard requesting appointment to the Commission. It seemed to some members of the Commission that Taylor is a “single issue” candidate and there was concern that the momentum on the Town Plan would not be able to be maintained. On the other hand, it was pointed out that Taylor had said some positive things and showed positive attributes. Then, again, Taylor had stated that she would work on changing the limit of the additional driveway access for Accessory Dwellings until it passed. However, this is a conflict of interest and she could not participate in the discussion as both a petitioner and an HPC member. 3. Heather Pembrook said that Amy Seidl had offered to have some of her students at UVM review the Town Plan drafts with regard to Climate Change. The Commission agreed that this could be a great benefit.

Adjournment: Heather Pembrook moved to adjourn the meeting; seconded by Knox Cummin. The Commission adjourned the meeting at 9:45 pm.

UNAPPROVED MINUTES TO THE HPC: June 16, 2013

MINUTES APPROVED: July 22, 2013

APPROVED MINUTES TO THE TOWN CLERK: July 23, 2013