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DATE July 23, 2013

APPROVED

### HUNTINGTON PLANNING COMMISSION

Minutes of June 24, 2013

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

**ABSENT:** Heather Pembrook

**OTHERS PRESENT:** Bill White, Bill Hegman, Dean Grover, Lynda Swannie, Dan Swannie

**MINUTES:** Heidi Racht

#### Agenda

- 7 pm Meeting begins
  - Town Plan - Review Timeline for December adoption
    - Outline schedule by section
    - Economic Plan
    - Housing
- 8:30 Bill White
- 8:50 Public Comment - Lynda Swannie
- 9 pm Minutes of June 10, 2013
  - Mail
- 9:15 Member Business
- 9:30 Adjourn

The meeting began at 7:10 pm.

<b>Town Plan</b>	<p>The meeting began with general discussion on the format of the document for review. Clerk Heidi Racht said that she had put all the draft sections into one Word document, noting the status of each section in the table of contents.</p> <p>Dana Cummings reported on the discussion of the Town Plan at the last Selectboard meeting. He noted that the Town Plan is within statutory requirements and that the town will not be losing out on the opportunity to apply for grants.</p> <p>The Commission then had a discussion on when people are scheduled on the agenda. Gordon Miller said he felt that people should be scheduled earlier, rather than at the later times as are on this evening's agenda. Cummin disagreed, stating that the Town Plan is the "top priority." By scheduling them later in the evening, the Commission can "let people talk and take their time."</p> <p>The Commission discussed the timeline for approving the Town Report that Racht had send on June 20. The consensus was that Plan A would be set aside as it is impossible, and Plan B would be hard to achieve.</p>
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	<p><b>ECONOMIC PLAN</b>  Everett Marshall talked about the draft of this section. Changes were proposed to the section, which Marshall will make before the next presentation, as the members at the meeting were not able to access the document.</p> <p>One of the changes proposed by Knox Cummin was to group information specific to the village centers; the general information could be addressed separately.</p> <p><b>HOUSING</b>  The Commission perused draft housing documents which were emailed by Gordon Miller to members during the meeting.</p> <p>In the discussion, Everett Marshall proposed that renovation of older houses be addressed in this section.</p>
<p><b>Bill White Discussion on Subdivision</b></p>	<p>Bill White met with the Commission to discuss a six-lot subdivision and a proposed boundary line adjustment to adjoiner Gene DePietro. The six lots proposed for subdivision were shown on the map. Regarding the proposed boundary adjustment, White explained that there was an error in the deed and the survey and he wanted to correct it. The area proposed for the boundary adjustment is greater than 25 feet and has an odd shape it is less than five acres. The Commission suggested that this be addressed as part of the entire project and that it be treated as a seventh lot.</p> <p>White was informed of the process and the timing for the Preliminary Plat Review.</p> <p>White will pick up the application and stop by the Town Clerk's Office to work on the list of adjacent property owners.</p> <p><b>ACTION ITEM: Dana Cummings will be the contact person.</b></p>
<p><b>Lynda Swannie</b></p>	<p>Lynda Swannie came to the meeting seeking clarification on whether she could sell two lots without going through subdivision of her property on Mayo Road. She purchased the property in 2011 from the Riddicks, who she said had told her that she had two separate lots: 244 acres and 144 acres; they had purchased them separately from the Chester Mayo estate.</p> <p>Swannie was at the meeting because she had been told that the two lots had probably merged per the language of 5.9.2 in the Zoning Regulations, passed</p>

in 2009. In order to sell them separately, the next step would be Minor Subdivision. Heidi Racht, who had raised the issue of merger to Swannie's realtor, had suggested that she come to the Commission for clarification.

Swannie had been given a copy of the section of the regs on merger. "In the event that an undeveloped lot is or becomes under common or affiliated ownership with an adjoining lot, and is not, a part of an approved or recognized subdivision, such lot shall be considered merged with such adjoining lot and no longer retain its separate identity for subdivision and zoning purposes."

Swannie wants the two lots to be separate and wanted to know the easiest and best way to achieve this. She also asked about dividing the piece across the road from the house into a separate parcel.

Section 5.9.2 was consulted and discussed. At this point, she was told that the two parcels with separate deeds would need to go through Minor Subdivision, while the potential third lot would not need to go through subdivision since it is separated by a town highway and would be considered separate.

Regarding the original two lots purchased separately by the Riddicks, Dean Grover pointed out that at "the state level these would be considered separate lots."

There was more consultation of 5.9.2.

Based on the following language, it was determined that the two parcels would be considered separate if supported by separate deeds: "Approved subdivision means a property approved for subdivision by the Huntington Planning Commission pursuant to the Huntington Subdivision Regulations or its successor regulation. Recognized subdivision means a subdivision established by recorded instrument or plat which would have been effective to create a subdivision prior to March 3, 2009." The Commission determined that the deed fulfilled the establishment of a subdivision by recorded instrument.

After Swannie left the meeting, the merger language was discussed further. Racht pointed out that she felt that the merger language in the regs as interpreted earlier in the meeting essentially meant that there was no merger at any time since every property that changes hands has a deed.

**Minutes of June 10,  
2013**

<b>Mail</b>	
<b>Member Business</b>	<ol style="list-style-type: none"> <li>1. The discussion returned to the Town Plan. Historic Structures will be discussed at the next meeting. The timeline for adoption was also discussed.</li> <li>2. Driveway for Degree on Ridge Drive. Andy Degree has applied to move his driveway from Ridge Drive to Piper Place, which is a town road. After some discussion, the Commission concluded that there was no HPC jurisdiction over this as it did not go through subdivision.</li> </ol>
<b>Other Business</b>	<p>Heidi Racht told the Commission that she was looking for consistency and support in that she is having a hard time determining the right thing to do. For example, she believed that she had done the right thing to schedule blocks of time early in the meeting so the Town Plan could be worked on when the group was fresh and to schedule people later in the meeting. She also said she was unsure when to not schedule people.</p>

**Adjournment:** Gordon Miller moved to adjourn the meeting; seconded by Knox Cummin. The Commission adjourned the meeting at 10:08 pm.

**UNAPPROVED MINUTES TO THE HPC:** June 30, 2013

**MINUTES APPROVED:** July 22, 2013

**APPROVED MINUTES TO THE TOWN CLERK:** July 23, 2013