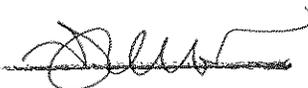


RECEIVED 
DATE September 24, 2013

APPROVED

HUNTINGTON PLANNING COMMISSION

Minutes of August 26, 2013

PRESENT: Everett Marshall, Knox Cummin, Julia Austin, Dana Cummings, Heather Pembrook

ABSENT: Gordon Miller

OTHERS PRESENT: Mark Smith

MINUTES: Heidi Racht

Agenda

7 pm Town Plan
 Child Care (Dana Cummings – finish)
 Education (Heidi Racht – finish)
 Maps (Heather Pembrook)
 Historic Features (Heidi Racht)
 Population (Everett Marshall – finish)
 Relationship to Surrounding Towns (Heidi Racht)

8 pm Economic (Everett Marshall, Mark Smith)

8:30 Discussion of Public Hearing - Zoning Regs amendment

8:45 Public Comment

8:50 Minutes of August 12, 2013

 Mail

9:05 Member Business

9:30 Adjourn

The Planning Commission meeting began at 7:08 pm with four members present; chaired by Heather Pembrook. Minutes were taken by Heidi Racht.

Minutes of August 12, 2013	MOTION: Knox Cummin moved to approve with changes; seconded by Everett Marshall. Minutes approved unanimously with changes.
Mail	1. ANR wastewater permit ww-4-4028: Village Hill, Main Road, August 12, 2013; received August 26, 2013.
Member Business	Clerk Heidi Racht brought a request to the Commission. Miles and Caitlin Jenness would like to bring a Minor Subdivision, on behalf of a property owner, for Sketch Plan Review. They requested time at the September 9 meeting. The Commission said that, due to the work still to be done on the Town Plan, it would prefer that the Jennesses come in October. However, they can come in on September 23 for 15 minutes. Racht will offer the 8:30 slot.
Town Plan	Historic Features

The Commission touched briefly on revisions to Historic Features, presented by Heidi Racht. The changes reviewed in this section included the inclusion of Adaptive Reuse of Barns and Residences. It was suggested that the section be modified slightly to include language about the "tradition" of reuse in town that dates back about 30 years. Racht remembered to include Liberty Head barn and will try to find other examples [Pillsbury barn, Audubon barn and house].

The Commission talked about the Town Hall.

ACTION ITEM: Knox Cummin will write a cover letter of support for the work of the Town Hall Committee to the Selectboard. A copy of the Historic Features section of the Town Plan will be attached.

Dana Cummings entered the meeting.

Resiliency Knox Cummin discussed a presentation he had attended on rain gardens and their relationship to Flood Resiliency. The presenter offered to come in and talk with the HPC; it was decided that there wasn't time for this.

Everett Marshall reported that the VNRC (Vermont Natural Resources Council) is reviewing the sections on Land Use, Natural Resources and Housing and will get back on September 9. He also said that Kate McCarthy will talk about the regs revision at the November 25 meeting. He clarified that this will be done after the Town Plan has been finished and is in the public warning period.

The Commission then returned to the discussion on Historic Features. As a wrap-up on the discussion, there was a directive to make a tie-in with objectives and implementations.

ACTION ITEM: Heather Pembroke will send comments on this section to Racht.

Economic Plan

Mark Smith joined the meeting. Smith had sent a document earlier in the day to the Commission. He talked about the "exciting: local businesses and also Bill McKibben's book, THE DEEP ECONOMY, referencing the economic activity in Huntington. He said there were "rich connections with Richmond." The group discussed the Richmond Economic Development Community (EDC), appointed by the Selectboard, and Western Slopes Business Association (formerly RABA). What are the roles of the two groups and how are they different? Smith talked about the "Flash Dinner" at Windekind Farm that is being sponsored by WSBA.

Smith said he has approached the Selectboard to appoint an Economic Development Committee so it has "a firm foundation." Everett Marshall responded, that "it might not happen [in this manner]. Someone needs to get a committee together and then approach the Selectboard with a proposal for an Economic Development Committee."

Julia Austin asked what were the top three things that should happen to get people inspired. Knox Cummin responded, a Huntington Business Directory, links on the town website and a Community Development Association. Marshall then suggested getting five or six businesses together to form a committee and then approach the Selectboard. Smith then said he would like to work closely with the HPC on the Economic Development portion of the plan.

Marshall talked about the Commission's desire and recommendation to the Selectboard to have a DRB (Development Review Board), so it could spend more time planning. Smith responded that the ZBA (Zoning Board of Adjustment) "supports this."

Dana Cummings asked about the genesis of the EDC in Richmond, which should help with the creation of a similar Huntington group.

The group then moved on to discuss Marshall's work on this section of the Town Plan. Pembroke said that she had worked on the introduction. There was some discussion of the taxes generated by business in the community. The group concluded that, except for minor adjustments to the Grand List, business in the community did not see a tax benefit from businesses. However, Knox Cummin pointed out that business in the community has many other benefits, including an employment opportunity and keeping the money circulating in Huntington.

Smith gave an example of Dori Barton's shop/office. He said, "it's an incremental tax and there is local job creation."

However, Pembroke pointed out that economics show "the more open land, the lower the tax rate." Austin asked Smith what he thought about infrastructure. The bottom line, he said, is the town needs adequate roads.

She then asked Smith what he feels is lacking in infrastructure. He replied that, in order for hospitality to be developed, there needs to be a stronger community center. Dana Cummings remarked that people "come in and out [of town] and don't tend to support local business." A café or pub in Huntington was raised as a way to draw people into the community.

	<p>Pembrook said she was concerned with leaving someone or something off the list of businesses. She suggested a general list. Dana Cummings mentioned adding nonprofits (Birds of Vermont Museum, Audubon, Keeping Track). It was observed that the term "professional services" covered a lot of businesses in town.</p> <p>Austin noted having public sector efforts to support stronger village centers in the Town Plan.</p> <p>Knox Cummin remarked that ecotourism would be stronger if the town's rural character is maintained. He proposed adding the goal of supporting (promoting) business locally and regionally. Austin suggested finding data to quantify.</p> <p>Dana Cummings added that the question of "What do you get out of business to balance the infrastructure cost?" There needs to be a method to describe quality. Also, the water/wastewater limits in the villages need to be addressed.</p> <p>Dana Cummings then said that the town "needs to pursue creative solutions to remove barriers to economic expansion."</p> <p>The fourth objective is focusing on building form and performance standards. Knox Cummin then pointed out that noise may limit economic expansion in the villages.</p> <p>The Commission discussed farm partnerships as economic development.</p>
Public Comment	No public was present.
Member Business	<ol style="list-style-type: none"> 1. Dana Cummings asked the Commission to plan to identify a new chair at the next meeting. 2. Heidi Racht pointed out that project that is being considered for the Jenness sketch plan is on one side of the river from the rest of the land. Does this change anything? The Commission consulted the regs and determined that the project is a minor subdivision.
Town Plan Schedule	<p>September 9: Childcare, Population, Surrounding Towns, Senior Housing.</p> <p>Heather Pembrook told the Commissioners that if there was a map in their section to let her know so she can work with Bill Hegman on the updates.</p> <p>She noted that the Flood Resiliency section required by the State needs to be</p>

	in every town plan by July 1, 2014. This section can be put at the end of the document.
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Adjournment: Everett Marshall moved to adjourn the meeting; seconded by Dana Cummings. The Commission adjourned the meeting at 10:26 pm.

UNAPPROVED MINUTES TO THE HPC: September 1, 2013

MINUTES APPROVED: September 23, 2013

APPROVED MINUTES TO THE TOWN CLERK: September 24, 2013