

community to be motivated about planning.”

In answer to a question from Shupe, Everett Marshall described the districts in the Town Plan. Knox Cummin added that there are a “lot of areas that are sensitive, and we need to address this.” While the town has a lot of conserved land, there are “still a lot of places that are vulnerable.”

Smith asked whether the Neighborhood District is a “result of Form Based Code.” Julia Austin responded, “We were mindful of using that terminology when we were writing the Town Plan.”

Dana Cummings talked about the development of the valley, saying, “the east side of the valley is safe. There is concern about the west side of the Huntington River” for wildlife habitat fragmentation. Shupe pointed out that, as part of the ECOS grant, Arrowwood will be mapping connectivity. Marshall added that just to have a map to see the corridors is important. Cummin commented that it is important to have maps developed from “on the ground” research and there needed to be field work to back it up. After the deer wintering habitat mapping had been developed from aerial mapping, he said he felt it “eroded the faith in the system.” It was “really a problem and it’s important to build that confidence up again.” Marshall then said that the deer wintering maps were “supposed to be advisory. Some see it as black and white.” Shupe agreed that there “needs to be some ground-sleuthing, based on observation.” The mapping needs to define resources, and a process needs to be in place that treats owners fairly and is based on science.

Shupe then went on to say that “Form Based Code is the flavor of the month. These are performance zoning [approaches] similar to that done in the 1990s.”

He said, “We could flag [potential problem areas] and give you some help” with the regs. Subdivisions are a lot more important in the Conservation District, including how lots are developed. Ninety-five percent has been single family housing.”

The discussion progressed to the role of the Commission in developing regs and moving action items in the regs forward. The topic of the creation of a DRB was again discussed as the Commission spends time in Subdivision Review, with Marshall noting that “part of the review process is Sketch Plans that never go anywhere.”

Shupe said that a scenic byways inventory is an area that VNRC could help with examples and moving this effort forward. Knox Cummin responded that the Conservation Commission had worked with someone to develop ranking

with scenic viewsheds.

Shupe said there could be help with standards for the review process in the Natural Resources section. Marshall added that the standards "aren't necessarily in place with the State. Fish and Wildlife have been writing guideline, but no standards."

Dana Cummings discussed the visuals in the report, noting that "education, non-regulatory material is helpful. One piece of having good standards and process is the definitions."

Marshall agreed, "In the review process, we often run into problems with our definitions."

Shupe talked about the reclassification of Town Class 4 roads into trails. He suggested looking at a trail policy. He said that this is a big issue in the state. Gordon Miller asked about mountain biking and Julia Austin added that it "sounds like any trail is fragmentation." Shupe responded that mountain bikers are "getting better about policing."

There was then discussion about cluster development, with Knox Cummin observing, that "not everyone is going to do what we would like." Shupe agreed that "good standards in the regs are important."

He then asked what the Commission needed. Knox Cummin talked about the Municipal Planning Grant and how it doesn't cover the cost of the work that needs to be done. "With your help, we could get through the rural area process." Shupe said he would follow up with a synopsis.

Marshall said the Commission needs to educate the public about options. "A lot of our land is in Current Use. What are the strategies that the town can use to keep it from being eaten up?"

Shupe talked about a conservation fund and suggested promoting enrollment for Current Use. He then mentioned an ecological option, stating "people aren't aware of it. It doesn't require a heavy management. As much as 20% [forest land] doesn't have to be cut."

Marshall talked about the County Forester as a resource and Knox Cummin asked if the option covered wildlife corridors.

Gordon Miller spoke against the encouragement of more enrollment in Current Use, stating, "The State is facing a deficit." And it was irresponsible for the state to "advocate for this program when the state is facing real

	<p>choices that will impact low income Vermonters." He quoted Vermont Senator Bobby Starr who said that "only 1% of those who take it [land] out of the program are penalized."</p> <p>Miller then went on to say, "We have peaked. People are looking to downsize. All growth and development is in town." There was then discussion on the aging population's desire to walk places, plus the millennials "are walking to work."</p> <p>Miller talked about water and septic being a limiting factor for development in Huntington. Knox Cummin responded, "There's still going to be rural growth. We need to be ready for it and have it happen in a positive way."</p> <p>Shupe declared, "All bets are off in the next 20 years. Water is a big deal in the world." He added, "at least we aren't at sea level."</p> <p>He then said that the Arrowwood map will provide guidelines for helping to form maps. The timing of the ECOS grant is through the end of the year. Shupe said he would get a memo out by then. Everett Marshall talked about the NRC booklet as a good resource.</p> <p>Mark Smith was asked to comment. He talked about the Town Plan being the most important document, concluding (referring to the Planning Commission) that "The well being of our town is the vitality of this body."</p> <p>Shupe said that the partnership with Vermont Fish and Wildlife in more involved with other towns as they are farther along in the planning process.</p>
<p>Minutes of November 11, 2013</p>	<p>The Commission decided to postpone the minutes until the next meeting.</p>
<p>Mail</p>	<ol style="list-style-type: none"> 1. A packet from VTel about a tower in the village, which would provide wireless internet for house. The proposed site is on the Gebo property south of the Lower Village (2505 Main Road). It was noted that the Public Service Board has jurisdiction. The developer is asking for exceptions: closer to the neighboring property and higher than the regs allow. 2. A letter from Attorney Joe Fallon, representing Village Hill, a neighboring property, that has concerns about the VTel project, especially as it impacts views of Camel's Hump.
<p>Town Plan Hearing</p>	<p>Knox Cummin said he had talked with Britt Cummings about moderating the meeting and he is not available. He will check in with other potential moderators.</p>

	<p>The conduct of the hearing was discussed. Everett Marshall explained that the Commission needs to take comments by section and should not respond to questions. Knox Cummin asked, "What does that mean? What do we do about clarification?"</p> <p>It was suggested there be an outline for the moderator to make sure sections are covered. The moderator can also limit discussion to ensure that everything gets covered.</p> <p>Reminder: Public Hearing on December 5. The Commission should be at the Library at 6:15 pm to set up the room and be ready before 6:30 pm.</p>
Agenda	<p>The Commission looked at the packet of materials submitted by Miles and Caitlin Jenness for the Pillsbury Minor Subdivision Review. The hearing has been scheduled for December 9, 8:30 pm.</p>

Adjournment: Julia Austin moved to adjourn the meeting; seconded by Gordon Miller. The Commission adjourned the meeting at 9:28 pm.

UNAPPROVED MINUTES TO THE HPC: December 1, 2013

MINUTES APPROVED: December 16, 2013/Revised January 13, 2014

APPROVED MINUTES TO THE TOWN CLERK: January 14, 2014