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DATE November 12, 2013

UNAPPROVED

HUNTINGTON PLANNING COMMISSION
Minutes of September 23, 2013

PRESENT: Everett Marshall, Knox Cummin, Julia Austin, Dana Cummings
ABSENT: Gordon Miller, Heather Pembroke
OTHERS PRESENT: Miles Jenness, Caitlin Jenness
MINUTES: Heidi Racht

Agenda

- 7 pm Town Plan
 - Childcare
 - Housing
 - Recreation and Open Space
 - Historical Background
 - Facilities, Services, utilities
 - Energy
 - Economic Plan

- 8:30 Caitlin and Miles Jenness Sketch Plan Review
- 8:50 Minutes of August 26, 2013
 - Minutes of September 9, 2013
 - Mail
- 9:05 Public Comment
- 9:15 Municipal Planning Grant
 - Member Business
- 9:45 Adjourn

The Planning Commission meeting began at 7:15 pm with four members present; chaired by Knox Cummin. Minutes were taken by Heidi Racht.

Town Plan	Recreation The Commission discussed Recreation, drafted by Julia Austin. Recently, the Huntington Conservation Commission has asked for proposals to purchase forest land and this was discussed along with the Town Forest. The tax maps were consulted, so the location of the Town Forest could be ascertained. The property is land locked and adjacent to the Camels Hump State Park. There is no town road that goes up to the property and access is limited. The Commission discussed public access and use, including recreation and trails. Huntington has many acres of public land: the State Forest, Huntington Gap Wildlife Management and Camels Hump State Park.
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	<p>JA said that she liked the concept of stitching together a trail network. Everett Marshall talked about the Mad River Valley; this area has trails for mountain bikes, hiking and walking paths. He told the group that a lot of this is on public land.</p> <p>A discussion about the Recreation Committee and its potential role for developing trails in town evolved into the potential for a Trails Committee with members on the Rec Committee. Knox Cummin suggested encouraging a Trails Association, perhaps as a subgroup of the Rec Committee.</p> <p>Dana Cummings talked about competing interests: motorsports, horseback riding, walking. KC pointed out that in some communities with trails there are places where bicyclists and pedestrians are divided into separate trails.</p> <p>The Commission discussed adding regulatory support for recreational opportunities in conjunction with development projects.</p> <p>A discussion was held on the role of the HPC working with other committees. However, the potential for the HPC to actively manage tasks, like maintaining and improving recreational resources, is dependent on the creation of a DRB (Development Review Board).</p> <p>At 8:15, Caitlin and Miles Jenness arrived at the meeting for their 8:30 Sketch Plan Review. As there was a good break in the discussion, the Commission decided to make a change to the agenda.</p>
<p>Jenness Sketch Plan Review</p>	<p>Caitlin and Miles Jenness appeared before the Commission for a Sketch Plan Review for a Minor Subdivision of land in Huntington Center owned by Ken Pillsbury. They have been designated in a letter written by Pillsbury to represent him. The property is located on Shaker Mountain Road; residential access will be off Sunrise Drive.</p> <p>Introductions were made and Knox Cummin reviewed the protocol.</p> <p>The parcel purchased by the Jennesses will be used for a single residence, which will be located out of the flood zone. The latter was discussed and maps were consulted.</p> <p>Dean Grover will be the engineer for the project.</p> <p>At this point Addison County Senator Chris Bray stopped in. Introductions were made and there was a brief discussion about the senatorial district that came about during reapportionment. Huntington is now in the Addison District. Bray agreed that Huntington is more like Addison County, stating that</p>

	<p>“hopefully, you are having better representation.”</p> <p>Back to Sketch Plan Review.</p> <p>It was ascertained that there are no drainage issues and the project does not need a culvert. An arrangement will be worked out with the Shaker Meadows Homeowners Association for access from the private road.</p> <p>Caitlin Jenness had questions on moving the process forward. They would like to wrap up their project before the end of 2013. Heidi Racht said that the materials for the next step of the project had to come from them. KC discussed the schedule and offered to be the HPC contact.</p> <p>Jenness asked about the requirement for demonstrating adequate water supply: If the proposed subdivision is to be serviced by individual wells, the subdivider shall provide evidence of the location and availability of potable water in adequate quantities. Dana Cummings suggested potable water as a condition of approval.</p> <p>In answer to a question about utility design in Section 6, it was explained that the final plat needs to show where the utilities come from. An agreement with the Shaker Meadows Homeowners Association needs to be submitted to fulfill this requirement.</p>
<p>Town Plan</p>	<p>The Commission worked on the Energy section, drafted by Julia Austin. It was agreed that the following changes need to be made:</p> <ul style="list-style-type: none"> • the first three paragraphs need to be reworked; • the stats need dates; • avoid using footnotes; • put websites in parentheses; <p>The Commission discussed the comparison of energy costs. JA explained that the Energy Atlas shows consumption per town. Huntington tends to be high because of commuting.</p> <p>KC brought up PACE (Property Assessed Clean Energy), which is being acted on by other towns. This issue had been raised in Other Business at the 2011 Town Meeting to be discussed in 2012. It wasn't then, but could be inserted into the Energy section of the Town Plan.</p> <p>Goals were discussed, including providing access to energy-saving measures to all residents regardless of income (energy audits, for example) and education of residents about conservation.</p>

	<p>DC suggested signage in town buildings that show residents that the town has taken measures to be energy efficient. He also suggested that the town develop a packet of information regarding energy efficiency that can be handed out with building permits. HR mentioned that there are some information sheets that Cathleen Gent had handed out when she was Zoning Administrator; she wasn't sure what Ed Hanson was inserting with the permits and said she would ask.</p> <p>ACTION ITEM: The Commission will check in with Ed Hanson to see what he is handing out to property owners with their building permits.</p> <p>KC suggested including language on energy efficiency for adaptive reuse and renovation of old buildings.</p> <p>JA said the she often receives questions about where to find information on solar power or other energy alternatives. She said she felt there was a knowledge gap.</p> <p>There were suggestions to make this section more understandable for people who are not technically facile. JA will give an explanation of total energy consumption, converting BTUs to electricity. HR suggested sidebars. A graph will be inserted to show what meeting the energy needs of the town using renewable energy would look like.</p> <p>EM talked about community service and working with MMU on energy projects.</p>
<p>Minutes of September 9, 2013</p>	<p>MOTION: Julia Austin moved to approve with changes; seconded by Everett Marshall. Minutes approved unanimously with changes.</p>
<p>Minutes of August 26, 2013</p>	<p>MOTION: Julia Austin moved to approve with changes; seconded by Dana Cummings. Minutes approved unanimously with changes.</p>
<p>Public Comment</p>	<p>No public was present.</p>
<p>Member Business</p>	<ol style="list-style-type: none"> 1. Everett Marshall reported on the Science to Action project. A summary has been produced and the steering committee will send. 2. Municipal Planning Grant – Knox Cummin and Heidi Racht provided information on the application, which is now before the Selectboard. Everett Marshall moved to approve the application, pending approval of the Selectboard; seconded by Julia Austin. Approved unanimously. 3. Heidi Racht gave an update on the contact with Attorney Jim Carroll, legal counsel for the town, regarding the Riddick/Swannie property. Carroll had asked for maps; HR had sent minutes, the reg section and

	<p>copies of the deeds.</p> <ol style="list-style-type: none"> 4. Everett Marshall updated the Commission on the meeting with Kate McCarthy, discussed at the lat meeting. November 11 doesn't work;; November 25 does, but it is Thanksgiving week. It was proposed that the second HPC meeting in November be held on the 18th. 5. Knox Cummin reported that Huntington Green wants to talk with the Commission. He proposed November 11 for a half hour; however the Commission agreed after some discussion that the meeting would have to be after the Town Plan has been finished and adopted, probably in early 2014. 6. Dana Cummings reminded the Commission that the budget work will need to be done soon. This will go on the October 14 agenda.
<p>Town Plan Schedule</p>	<p>September 30: Childcare, Housing Revised Historical Features.</p> <p>HPC Public Hearing on revised plan is scheduled for December 5.</p> <p>Racht said that she had received an email from BPMS Board chair Breck Knauft that some numbers have been corrected and the Board will be reviewing the section during the October meeting. The Commission told her to ask the School Board to send the corrections now and let them know that if any other changes are made in October to submit them the day after the meeting.</p> <p>Facilities, Services and Utilities had been started by Heather Pembrook and someone else needs to complete it.</p> <p>ACTION ITEM: Knox Cumming will ask Pembrook if she can complete the section or needs to pass it on to someone else.</p> <p>Pam Branagan of CCRPC made a GIS map of the town. She asked about ski trails. It was suggested that other trails be added.</p> <p>ACTION ITEM: Julia Austin will see if she can get a Fellowship of the Wheel map for mountain biking.</p>

Adjournment: Julia Austin moved to adjourn the meeting; seconded by Everett Marshall. The Commission adjourned the meeting at 10:35 pm.

UNAPPROVED MINUTES TO THE HPC: September 29, 2013

MINUTES APPROVED: November 11, 2013

APPROVED MINUTES TO THE TOWN CLERK: November 12, 2013