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 DATE May 27, 2014

APPROVED

HUNTINGTON PLANNING COMMISSION
 Minutes of May 6, 2014

PRESENT: Everett Marshall, Knox Cummin, Mark Smith, Beverly Little Thunder, Terry Ryan

ABSENT:

OTHERS PRESENT: Nat Weaver, Joe Perella (ZBA chair), John Altermatt (ZBA), Gordon Miller (ZBA)

MINUTES: Heidi Racht

- 7 pm MEETING BEGINS
 - Public Comment
 - Minutes of April 15, 2014
 - Mail
- 7:30 Discussion with ZBA chair Joe Perella: subdivision and variance application by Nat Weaver; Development Review Board (DRB) if time allows
- 8 pm Discussion of Town Plan hearing, held by Selectboard on May 5, 2014
- 8:15 Discussion of RFP for Municipal Planning Grant (MPG)
- 9:15 Member Business
- 9:29 Adjourn

The meeting began at 7:15 pm; chaired by Knox Cummin. Minutes were taken by Everett Marshall and Heidi Racht.

Public Comment	Gordon Miller is donating three books to the library that relate to land use planning: Snob Zones; Suburbs; Suburban Nation
Minutes of April 15, 2014	Beverly Little Thunder moved to approve the minutes of April 15, 2014, with changes; seconded by Terry Ryan. Approved unanimously.
Discussion with ZBA chair Joe Perella re: Nat Weaver subdivision	<p>Representing the ZBA were Joe Perella, John Altermatt, Gordon Miller Also in attendance was Nat Weaver</p> <p>Members of the ZBA attended the meeting to discussion the division of property from Nat Weaver to his brother Chris Weaver. The property had been divided, based on advice from a local attorney, and the deeds filed in November 2009. Chris Weaver's parcel is 30.74 acre and is 56.1 feet short on road frontage; Nat Weaver will retain the rest of the acreage.</p> <p>The project has not gone through subdivision review and, therefore, no permits from the town will be issued. Nat and Chris Weaver have been trying to get this straightened out. Chris Weaver would now like to build on the property. Their attorney filed an application for minor subdivision review in March 2014 and Nat Weaver appeared before the Planning Commission for Sketch Plan Review at its February 10, 2014 meeting.</p>

Heidi Racht brought the group up to speed on the various steps taken by town officials, including two phone calls to the attorney from HPC chair Tom Bailey in 2009 and 2010, to bring the property into compliance with the zoning and subdivision regulations. Racht told the group that the listers had assigned a new number to the property because it was in the state's current use program and there were complications around its continuance without paperwork from the town.

At issue, is that frontage for the 30-acre property does not meet district standards; it is approximately 120 feet and the minimum frontage is 180 feet. Currently, a logging road exists from the road to back wooded area. Because Chris Weaver owns the property, he cannot grant himself a 50-foot right of way from the road to the back of the property; and, there is a point on the road where the distance to the neighbors on either side is less than 50 feet.

Joe Perella raised some of the issues for consideration. One concern is that the Zoning Board may be prohibited from granting a variance that will increase the density. There was discussion about how the 56.1 feet would not be counted if Nat Weaver agreed to forego development on a selected portion of his frontage. Perella suggested that the HPC look to see if it has the authority to grant a condition to do this. There were concerns raised about this.

Perella noted that the property is "unique and unusual." The ZBA could consider granting a variance and imposing conditions for total density. There is a possibility of a deeded 50-foot access from another point down the road that is usable and would meet the standard; but, this is the long way in and probably would not be used.

After a lot of discussion, the following conclusions were reached:

1. it is poor planning not to allow landlocked parcels to be used;
2. the alternate ROW through Nat Weaver's property is "too convoluted;"
3. the situation was created by the applicant's attorney, who is an agent of the applicant;
4. the Weavers are not adversarial parties and are trying to work out an arrangement for access;
5. the ZBA will look at the regulations and granting conditions, which is a broad discussion;

Perella suggested that the town "make a decision and not look back."

No action was taken by the Planning Commission at this meeting.

	<p>The discussion then went on to the DRB.</p> <p>Discussion about the necessity to have a roster lined up for the DRB for it to move forward.</p> <p>Everett Marshall pointed out that if all the members of the Planning Commission were to resign on the spot, the town would still have people step up to serve and the same could be said about the DRB. He said that it is “the wrong approach to not do this because certain people won’t serve.”</p> <p>Perella responded that the town has “capable people” and the DRB implementation process “should not be slowed down by staffing concerns.”</p> <p>The discussion touched on the time commitment for the subdivision reviews. It was confirmed that the HPC has seen two projects per year, on average, through completion. Most of the time was spent with sketch plan discussions, which don’t go to review. The subdivision review has more steps than a variance and conditional use.</p> <p>Perella, Miller and Altermatt all said that they would accept appointment to the DRB. The Commission said it would check with the Selectboard about more than one alternates.</p> <p>All agreed that there should be “a couple of Planning Commission members in the interim.”</p>
<p>Mail</p>	<p>Request from Gordon Miller to attend Planning/Zoning Conference at Lake Fairlee in June. HPC training money is available for members of the Commission; Miller is no longer on the Commission.</p>
<p>RFP for Planning Grant consultant</p>	<p>The Commission discussed the RFP (request for proposals) to move forward with the Municipal Planning Grant to revise the town’s regulations.</p> <p>Heidi Racht volunteered to do the first draft; Beverly Little Thunder will also work on this.</p> <p>Mark Smith asked for priorities in the Town Plan in order to help develop the RFP.</p> <p>Knox Cumin replied that the subdivision and zoning regulations are concerned with land use. Smith pressed on, “the discussion needs more clarity in terms of group;s priority.”</p> <p>Terry Ryan pointed out that there are “conflicts in the two documents.” He</p>

	<p>proposed a “unified document,” which is what other towns have.</p> <p>Everett Marshall said that the language needs to be “understandable and concise.” A wordy document is “confusing.”</p> <p>ACTION ITEM: Heidi Racht and Beverly Little Thunder will draft an RFP.</p> <p>ACTION ITEM: Commissioners will study the plan and annotate the RFP.</p>
Town Plan	<p>The Commission spent a brief amount of time on the Town Plan. Mark Smith commented positively on the Plan.</p> <p>The discussion then touched briefly on the fact that the plan has not been moved forward by the Selectboard, which has had it for two almost months. The work on the regs will be stalled if the plan is not approved and there is the issue of the timing of using the grant.</p>
Member Business	<p>Knox Cummin proposed a protocol for meetings, which the Commission adopted:</p> <p>Planning Commission meetings shall be scheduled to run from 7 to 9.</p> <p>Agenda shall be set the Thursday before the meeting and sent to members.</p> <p>Last minute items may be presented in Public Comment ONLY if they will take less than 15 minutes. If two people come in for Public Comment, they must share the 15 minutes, so the recommendation is to prepare for 5 minutes. HPC cannot guarantee to rule on or give opinions on matters brought up in Public Comment until the following meeting.</p>

Adjournment: Everett Marshall moved to adjourn the meeting; seconded by Terry Ryan. The Commission adjourned the meeting at 9:08 pm.

UNAPPROVED MINUTES TO THE HPC: May 16, 2014

MINUTES APPROVED: May 20, 2014

APPROVED MINUTES TO THE TOWN CLERK: May 25, 2014