

APPROVED

HUNTINGTON PLANNING COMMISSION

Minutes of June 17, 2014

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

ABSENT:

OTHERS PRESENT: Diane Cummings, Ted Coles, Mark Cummings, Alida Bomblies

MINUTES: Heidi Racht

RECEIVED

DATE

[Handwritten signature]
July 1, 2014

The meeting began at 7:15 pm; chaired by Knox Cummin.

Public Comment	No public present.
Diane Cummings Preliminary Subdivision Review	<p>The Preliminary Subdivision Review began at 7:31 pm. Present: Diane Cummings (applicant), Ted Coles, Mark Cummings, Alida Bomblies</p> <p>Diane Cummings presented the proposed project, which is a three-lot subdivision on 3.2 acres with accesses on Cummings Drive and the Main Road. The property is in the Village Zone (1-acre, proposed Neighborhood Zone) and has one log house on it. Cummings is proposing two house lots.</p> <p>Mark Cummings, Evergreen Drive, said he was "ok with the project" as long as it met the Zoning Regulations requirements.</p> <p>Alida Bomblies, 189 Cummings Drive, expressed concern with the construction vehicles on Cummings Drive. Diane Cummings replied that the deed to the new house lot with access from Cummings Drive would share a driveway with her property at 88 Cummings Drive. The new deed will "reflect shared maintenance and upkeep." She pointed out that this was "never addressed with deeds. Eliot (Lothrop) didn't do it. It is a shared responsibility. All the maintenance is shared."</p> <p>In response to questions about the timing of construction on the proposed lots, Cummings replied that there is "nothing planned. We want to downsize and keep our options open." She said that she planned to deed the parcel near the Main Road to her daughter Gabrielle.</p> <p>In answer to a question, Cummings responded that there were no plans for commercial development on the property. Everett Marshall pointed out that a commercial use would require Conditional Use approval and their neighbors would be notified.</p> <p>Alida Bomblies brought the discussion back to Cummings Drive, which is part of her property. She said that Will Mentor, who has plans to build a house on the road this summer, has agreed to repair "noticeable extra damage" done</p>

	<p>by construction vehicles. Cummings offered to have as a condition of the permit a statement that the road will be restored, if damaged by construction traffic. Ted Coles stated that it should say that it would be restored to the existing condition prior to construction. Knox Cummin agreed that any condition would be "phrased that way." After more discussion, Terry Ryan restated, "the road would be restored to the condition prior to construction.</p> <p>The Commission reviewed the checklist. Cummings explained that there would be shared wastewater on Lot 2 and a shared well on Lot 3.</p> <p>ACTION ITEM: Terry Ryan moved Preliminary Subdivision approval; seconded by Everett Marshall. Unanimously approved. The hearing closed at 7:45 pm.</p>
Public Comment	No public present.
Executive Session	<p>ACTION ITEM: Terry Ryan moved to go into Executive Session at 8:07 pm; seconded by Beverly Little Thunder.</p> <p>The Commission came out of Executive Session at 8:21 pm.</p> <p>ACTION TAKEN: Knox Cummin will send a letter from the Commission informing Lynda Swannie (680 Mayo Road) of the Commission's recommendation, based on communication with Town Attorney Jim Carroll, that she file for Minor Subdivision.</p> <p>Beverly Little Thunder suggested that the Commission develop a protocol for when residents bring complicated issues to the Commission under Public Comment. She proposed that the Commission review any documents and then make a decision/recommendation at the next meeting.</p>
Minutes of June 3, 2014	Terry Ryan moved to approve the minutes of June 3, 2014, with changes; seconded by Everett Marshall. Approved unanimously.
Municipal Planning Grant RFP	<p>Heidi Racht gave a brief update on the Request for Proposals for the Municipal Planning Grant. The RFP, which was revised by the Commission at the last meeting, has been sent to Chittenden Regional Planning and posted on the Vermont Planners Association website.</p> <p>No action taken.</p>
Town Plan Discussion	<p>Mark Smith and Knox Cummin reported on the Town Plan discussion at the Selectboard meeting the previous evening. Smith reported that there was "a lot of energy on the part of the Selectboard, collecting data." Smith said there was a lot of "back and forth about the process." He noted that "Roman Livak was 'at times, 'engaged.'" Cummin added that the Selectboard was pressed on time, which is "appropriate."</p> <p>There was some discussion about the position of the Planning Commission</p>

	<p>should major changes bring the plan back to the Commission. Smith said, "We have to hang on to who we are and the Selectboard will honor it." Cummin said that the Commission should get a sense of the number of comments and combining principles." Smith went on, "We can be capitalizing on the new initiatives [as a result of the Selectboard's comments] and maintaining the momentum."</p> <p>Everett Marshall pointed out that capital planning is also the role of the Commission as stated in Municipal Law.</p> <p>No action taken. The next meeting of the Selectboard is July 7.</p> <p>Relevant to the discussion, Terry Ryan pointed out the recent draft of the Duxbury Town Plan, noting that it meets the requirements and nothing more.</p>
Development Review Board (DRB)	<p>The Commission reviewed the pool of applicants for the DRB. Names of residents who expressed interest were discussed; a letter of interest has been received from Joe Perella; Mark Smith will serve as the Planning Commission member on the DRB. No action taken.</p> <p>Heidi Racht mentioned that the Selectboard had discussed the process for applications. She raised a couple of points about how the clerks for the Planning Commission and ZBA had been handling applications. An outline for the process has been proposed and the Zoning Administrator would serve as a resource.</p> <p>Ryan pointed out that the zoning application form is not in the regulations. He suggested an appendix of forms.</p> <p>Mark Smith stated that the Act 250 permit application and the Huntington Subdivision application have "redundancy." He said that it was important to have a "state of understanding on how the town administers regulations."</p>
Member Business	<ol style="list-style-type: none"> 1. Everett Marshall briefly discussed the Site Visit to the project proposed by Nils Smith and Cassandra Wilday. 2. Knox Cummin reminded the Commission that it would be electing a new chair on July 1.

Adjournment: Beverly Little Thunder moved to adjourn the meeting; seconded by a three-way tie of Everett Marshall, Terry Ryan and Mark Smith. The Commission adjourned the meeting at 9:22 pm.

DRAFT MINUTES TO THE HPC: June 22, 2014

POSTED ON THE TOWN WEBSITE: June 22, 2014

REVISED MINUTES TO THE HPC: June 26, 2014

MINUTES APPROVED: July 1, 2014

APPROVED MINUTES TO THE TOWN CLERK: July 1, 2014