

	<ol style="list-style-type: none"> 1. Survey, which was created for previous subdivision, needs to be updated. 2. Show transfer of property to Smith; 3. 198' of road frontage' shown on survey 4. covenants will be added to keep existing meadow intact; 5. survey plan needs to show title of subdivision; 6. names and addresses of owners of record need to be shown; 7. Smith/Baer property needs to show acreage; 8. Driveway and proposed house location/building envelope need to be shown on survey/plan 9. Show proposed well site 10. Show culvert, if needed; 11. Show wetlands delineation; 12. Show buried utilities on plan/survey; 13. Temporary markers shown as 1" metal pipes; 14. Update names of adjoining property owners; 15. Get easements in line 16. Access from Class 4 Road (Stagecoach Road) needs to be discussed with Road Foreman 17. Letters from Huntington Fire Chief and CESU Superintendent addressing ability to provide services <p>Property owners asked for waiver of 5' elevation as most of the parcel is same elevation.</p> <p>ACTION ITEM: Terry Ryan moved to close the public hearing; seconded by Everett Marshall. Unanimously approved with Mark Smith abstaining. The hearing closed at 7:45 pm.</p> <p>ACTION ITEM: Site visit scheduled for June 17, 6:30 pm.</p> <p>Mark Smith rejoined the meeting at 7:50 pm. He spoke briefly about the cooperation between the neighbors and potential new owners.</p>
<p>Hilton & Lorraine Jones Sketch Plan Review, Happy Hollow</p>	<p>Leslie Jones and Debbie Sitzer presented a proposed division of land at the top of Happy Hollow Road, currently owned by the Lorraine Jones Trust. Leslie Jones explained that the so-called McKenzie lot is in Current Use and in a forest management plan. The family wishes to divide the property into two parcels: 40 acres to be deeded to the Jones children and 182 acres will remain in the trust. All the land would remain in a forest management plan. The parcel has an easement for logging with a temporary access across Johns Brook. They explained that "somewhere own the line," there could be a five-acre building lot.</p>

	<p>Andy Carlo will represent the Jones family at the hearing.</p> <p>ACTION ITEM: The Commission determined that this is a Minor Subdivision.</p>
<p>Diane and Gabrielle Cummings Sketch Plan Review</p>	<p>Diane Cummings and Ted Cole appeared before the Commission with a plan for a three-lot subdivision on Cummings Drive/Main Road. Cummings explained that access to one lot will be from Cummings Drive; one will be from Main Road and the curb cut has already been approved by the Road Foreman.</p> <p>The Commission reviewed the survey showing the proposed house sites, easements, water/wastewater and elevations.</p> <p>Salient points of the discussion:</p> <ol style="list-style-type: none"> 1. show utility easements; 2. show easement for Lot 1 wastewater; 3. wells are shown; 4. show easement for well; 5. show culverts, if applicable; 6. remove existing 28' right-of-way: letter of acknowledgement or deed from Lebrun; <p>ACTION ITEM: Preliminary Review is scheduled for June 17, 7:30 pm.</p>
<p>Minutes of May 20, 2014</p>	<p>Mark Smith moved to approve the minutes of May 20, 2014, with zero changes; seconded by Terry Ryan. Approved unanimously.</p>
<p>Draft of Municipal Planning Grant RFP</p>	<p>The Commission reviewed the second draft of the Request for Proposals (RFP) for the Municipal Planning Grant (MPG). All applications will be submitted electronically and submissions are due by July 15, 2014 before 3 pm.</p> <p>Web links will be added to the document references.</p> <p>Candidates will be asked to present a detailed scope of services and the consultant's assumptions requiring execution of same.</p> <p>The RFP will be advertised with CCRPC as well as through the MPG contact list.</p>
<p>Mail</p>	<ol style="list-style-type: none"> 1. Letter from Sarah Jane Williamson and Dean Menke concerning a conversion of the Randall barn at Jubilee Farm into a commercial kitchen and restaurant. In general, Commission members "liked the idea," but concerns were expressed about fire in the structure. Positive comments were also made about the re-use of an historic

	<p>structure, which is a goal in the new Town Plan.</p> <p>2. Bill White Act 250 packet for six-lot subdivision on Bert White Road. The Commission reviewed briefly. Mark Smith commented that there had been “incidents of noncompliance” over the years.</p>
<p>Development Review Board (DRB)</p>	<p>Heidi Racht informed the Commission about the Selectboard discussion and decision on the DRB the previous night. The SB voted in make the change to the DRB and requested that the HPC choose the date for implementation.</p> <p>MOTION: Terry Ryan moved to make the transition to the DRB on July 1, 2014; seconded by Mark Smith. Passed unanimously.</p>
<p>Town Plan</p>	<p>Heidi Racht filled the Commission in on the discussion at the Selectboard meeting the previous night. She urged the Commission to have a representative attend the Selectboard meetings to answer questions. Mark Smith said he would attend the next meeting,</p> <p>ACTION ITEM: Mark Smith will attend the Selectboard meeting on June 16 as a representative of the HPC.</p> <p>The Commission then went on to discuss the fact that the Selectboard had received over 200 comments on the Town Plan, many of them from Board member Roman Livak. A topic that has surfaced in letters and comments is wind power. Knox Cummin remarked that to remove references to wind power in the document was not fair to the people who might support it and were unaware of the possibility for a change to the document. Cummin went on to summarize, “I wish people had come in when the Planning Commission was talking about energy.”</p> <p>The Commission discussed the volume of comments at this stage in the process of the Town Plan approval and the fact that there had been working sessions for over a year and a public hearing, which had garnered few comments, all of which had been addressed by the Commission.</p> <p>Viewsheds is another topic that was discussed at the Selectboard meeting. Cummin pointed out that cluster housing in the Rural Residential zone is not mandated, but is offered as a tool, which ties indirectly to viewsheds. Mark Smith agreed, noting that the Commission has a “responsibility and opportunity to educate.” It was determined that the Commission would not take any action regarding viewsheds, but would address the topic in the regulations. Smith concluded, “We all live on the seesaw of private interest versus public good.” Everett Marshall agreed and suggested a public meeting when the topic presented itself in the regulations revisions.</p>

Member Business	<ol style="list-style-type: none"> 1. Racht pointed out an area in the Zoning Regulations regarding driveway access. Section 4.4 addresses access from Class 4 Town Roads, requiring Planning Commission approval. This section also addresses access on a private right-of-way. 2. Terry Ryan briefly talked about the three books that Gordon Miller had donated to the HPC at the last meeting. He has two and will take them down to the Huntington Public Library; Mark Smith has the third book and will do the same. In the event that the HPL does not want to add the books to the collection, Ryan offered Huntington's Little Library on East Street as a conduit for residents to have access to the books. 3. Brief discussion on June 17 agenda. 6:30 pm: Smith/Wilday Site visit 7:30 pm: Cummings Preliminary Review
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Adjournment: Terry Ryan moved to adjourn the meeting; seconded by Everett Marshall. The Commission adjourned the meeting at 9:26 pm.

UNAPPROVED MINUTES TO THE HPC: June 10, 2014

MINUTES APPROVED: June 17, 2014

APPROVED MINUTES TO THE TOWN CLERK: June 17, 2014