

APPROVED

HUNTINGTON PLANNING COMMISSION

Minutes of July 1, 2014

RECEIVED

DATE

[Signature]
September 2, 2014

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

ABSENT:

OTHERS PRESENT: Sarah Jane Williamson, Dean Menke, Peter Purinton, Jedediah Randall

MINUTES: Heidi Racht

The meeting began at 7:04 pm; chaired by Everett Marshall.

Reorganization of the Board	<p>The Commission discussed the leadership of the group as Knox Cummin said he would be stepping down from the position on July 1. Mark Smith had sent an email of interest to the Commission members and reiterated his position on this.</p> <p>ACTION ITEM: Everett Marshall nominated Mark Smith to be the chair; seconded by Terry Ryan. Approved unanimously.</p> <p>Everett Marshall will continue as vice chair.</p>
	<p>Mark Smith took over as chair of the meeting.</p>
Minutes of June 17, 2014	<p>ACTION ITEM: Beverly Little Thunder moved to approve the minutes of June 17, 2014 with changes; seconded by Terry Ryan. Approved unanimously.</p>
Public Comment	<p>No public present.</p>
Mail	<ol style="list-style-type: none"> 1. CCRPC TIP (Transportation Improvement Program) notice of hearing on July 16. This will take place before the next Planning Commission meeting. It was noted that the Town of Huntington is mentioned in the document three times: Bridge 30 (Camels Hump Road), Bridge 8 (Main Road) and bike study in terms of funding for transportation. Everett Marshall offered to read and draft a comment on expanded bus service to Huntington. 2. Bill White application for major subdivision review of six lots on Bert White Road. The HPC opted to refer this project to the DRB when it is organized in July as it is a several-step project that would extend for several months.
Sarah Jane Williamson informal discussion of Jubilee Farm barn	<p>Sarah Jane Williamson and Dean Menke met with the Commission to discuss their proposal for converting downstairs of the white barn into a year-round café, bakery, farm stand. Williamson noted that she would like to have a food hub space in the back of the barn.</p> <p>Positive attributes of the location include road frontage on Main Road with</p>

	<p>room for trucks; parking areas near building; good drainage for septic; available water source.</p> <p>Williamson went on to talk about the potential for an aggregation point with a possibility for gleanings for the food bank. The farm stand would sell more local products because there would be a staff on site to provide service and security.</p> <p>The septic system is sited; the engineering work has been done by Dean Grover.</p> <p>Parking will be behind the shed south of the barn. Henry Moultroupe has doused and recommended a water source north of the barn.</p> <p>In answer to a question from Terry Ryan about a sprinkler system. Williamson said that the project doesn't need one, but they will do a hood.</p> <p>She said she would like to do bigger events in the barn. Currently the building is approved for 99 people or fewer. Most wedding are about 150 people.</p> <p>However, the focus will be on the kitchen and heated space on the ground floor. The project will need an Act 250 permit for the septic.</p> <p>Dean Menke, who will run the kitchen, said that the plan is to have a café, which will be open Thursday- Sunday, mornings until mid-afternoon; and for dinners on Friday and Saturday.</p> <p>Event option is the third part of the project and the septic is designed for 150 people for an onsite, catered event. The seating in the café will be 15 or 16.</p> <p>Mark Smith summarized that the kitchen could go three ways: events, commercial, café.</p> <p>Williamson said that she wanted to keep the barn maintained. Ryan asked about "any consideration to including brewery and winery products." Williamson responded that this requires different levels of licensing. The simplest opportunity would be "tasting events."</p> <p>What is the role of the HPC? Marshall talked about retail coverage and Smith talked about the criteria of the Town Plan and Act 250.</p> <p>Further discussion included permeability of parking areas and moving the project forward.</p>
<p>Peter Purinton</p>	<p>Peter Purinton and his son-in-law Jedediah Randall presented a plan for a</p>

<p>Sketch Plan Review</p>	<p>subdivision of land for a single-family residence with access on Bridge Street.</p> <p>The project was presented on a map provided by the applicant. Access will be on an existing right-of-way (woods road) on Purinton’s property that is currently used by an existing duplex (450/452 Bridge Street) and will continue to the proposed residence. In the future, another Purinton progeny could also build a house with the same access.</p> <p>Purinton said that the area to be divided would be partially on the upper meadow of the property that he recently purchased from Kathy Barron and into the woods. He explained that this area would be coming out of Current Use. It has no maple trees and is not part of the sugaring operation as it is mainly pine and scrub hardwoods. Basically, it is unused except to cuts logs. In answer to a question about the stream on the property, Purinton explained that the septic is 700’ to 800’ from the stream.</p> <p>Knox Cummin talked with Randall about a road agreement due to the existing residence and the likelihood that another member of the family will build a house with the same access.</p> <p>Smith spoke about the transition now underway with the DRB. The Commission discussed that the project could either go before the HPC or the DRB depending on timing. The group then recommended that Purinton go before the DRB “unless they want to repeat Sketch Plan and the he would come to the HPC.” Smith will be the contact.</p>
<p>Member Business</p>	<ol style="list-style-type: none"> 1. Update on the DRB: 3 definite candidates; 2 alternates. Knox Cummin reported that the Selectboard would make the appointments when there were four members and two alternates. 2. Town Plan – Racht divulged that revisions to the document that were outlined by the Selectboard are expected to be complete on Thursday for the Selectboard to review. 3. MPG: brief discussion on interest. 4. Marshall discussed CCRPC will be doing an ECOS project presentation- date unknown at this point.
<p>Member Business: Agenda for July 15</p>	<ol style="list-style-type: none"> 1. Review resumes/responses for MPG RFP 2. Town Plan sections – review initiatives

Adjournment: Everett Marshall congratulated Mark Smith for ending the meeting before 9 pm. Terry Ryan moved to adjourn the meeting; seconded by Everett Marshall. The Commission adjourned the meeting at 8:53 pm.

DRAFT MINUTES TO THE HPC: July 7, 2014
POSTED ON THE TOWN WEBSITE: July 7, 2014
UNAPPROVED MINUTES TO THE HPC: July 8, 2014
MINUTES APPROVED: July 15, 2014
APPROVED MINUTES TO THE TOWN CLERK: August 2014