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HUNTINGTON PLANNING COMMISSION

Minutes of November 4, 2014

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

ABSENT: Mark Smith

OTHERS PRESENT: Tom Bailey

MINUTES: Everett Marshall



- 7 pm MEETING BEGINS
- Public Comment
- Mail
- Minutes of October 21, 2014
- 7:15 Tom Bailey, consultant Zoning Regs Revisions
- 8:30 Member Business
- 8:45 pm Adjourn

The meeting began at 7:14 pm; chaired by Everett Marshall.

Public Comment	No public was present.
Mail	No mail.
Minutes of October 21, 2014	We discussed the use of quotations in the minutes and decided that they should not be used for capturing what someone said as it is largely paraphrased. Beverly made the motion to approve the minutes with minor changes Terry seconded.
Regulations Revision	<p>Our meeting with Tom Bailey began at 7:15. Tom had sent a preliminary draft of the regulations for our review. It included an introduction and seven additional sections: 1) general – set forth of standards; 2) land use districts; 3) uses and standards; 4) land use development and permits; 5) subdivision standards and permits; 6) amendments and interpretation; and 7) definitions. We focused more on the introduction and sections 2 and 4 as the other parts were still skeletal.</p> <p>Tom asked if we liked the format. Terry said he likes the tone of the document and said that Tom should develop regulations that are usable and simple initially and add detail as necessary. We discussed that the formatting should be saved until the end.</p> <p>Tom is waiting to hear back from Waitsfield – they have looked at water-waste and water supply build-outs. Tom discussed the Stone study which</p>

identified sites outside of Huntington's Lower Village that would add necessary septic capacity if the town was to add density there.

We discussed abbreviations, such as AO (Administrative Officer – the old name, still in common use is Zoning Administrator). The document will have a key every few pages with the regularly occurring abbreviation and they will be in the definitions.

The HPC discussed having one comprehensive subdivision and development permit. The Commission will coordinate with the DRB and Administrative Officer on this. There was discussion that there should be a schedule of fees based on the type of activity. Knox noted that one form – if designed well - would mimic important aspects of the regulations.

Tom stated that a subdivision permit can specify where growth can take place in the town. Discussion ensued.

We discussed the purpose in the General section. The Commission would like Tom to simplify it. We asked that he avoid legal language for words or phrases that can be said in 'plain english'.

Terry said that when we are further along, we should put drafts on the town website and FPF.

Terry Ryan noted that the Town Plan has the permitted uses listed. The draft should start by using what's in the Town Plan.

We need to address Fluvial Erosion Hazards (how the river moves). Tom will look at FEMA all-hazard mitigation. He is trying to contact Rebecca Pfeiffer who works with the state River Management Section of the Department of Environmental Conservation.

We discussed the conservation district and what is allowed. Terry pointed out that there are now no conditional uses in this district. The Commission asked that Tom follow the town plan for guidance in developing what is allowed in each District, as some changes have been implemented from the last regulations.

We discussed primitive campground and noted that it needs to be defined.

We discussed temporary versus permanent structures. We need to decide on the length of time a temporary structures can be used before they are removed. We discussed yurts, but did not come to any conclusion if they should be treated in a separate category. However, they may be addressed as

	<p>long- term temporary structure.</p> <p>The Commission concluded the meeting with Tom stressing that he needs to follow the town plan and that we would like the document to be easy to use and understand. Tom will work on sending out another draft in about a week.</p>
Member Business	None

Adjournment: Knox Cummin moved to adjourn the meeting; seconded by Beverly Little Thunder. The Commission adjourned the meeting at 8:37 pm.

UNAPPROVED DRAFT MINUTES POSTED ON WEBSITE: November 9, 2014

UNAPPROVED MINUTES TO THE HPC: November 9, 2014

MINUTES APPROVED: November 18, 2014

APPROVED MINUTES TO THE TOWN CLERK: November 20, 2014