

UNAPPROVED

HUNTINGTON PLANNING COMMISSION

Minutes of October 21, 2014

PRESENT: Everett Marshall, Knox Cummin, Terry Ryan

ABSENT: Mark Smith, Beverly Little Thunder

OTHERS PRESENT: Tom Bailey

MINUTES: Heidi Racht



7 pm MEETING BEGINS

Public Comment

Mail

Minutes of October 7, 2014

7:15 Tom Bailey, consultant Zoning Regs Revisions

8:30 Mark Smith, DRB member update

8:45 Member Business

9 pm Adjourn

Recorded

November 6, 2014

Re-recorded

January 1, 2015

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

Public Comment	No public was present.
Mail	1. Notice from Bolton for Public Hearing , Vermont Forest, Parks and Recreation, historic reuse of Lafreniere homestead. Application 2014-30-SD-CU.
Minutes of October 7, 2014	Everett Marshall moved to approved with minor edits; seconded by Knox Cummin. Approved unanimously.
Regulations Revision	<p>Tom Bailey met with the Commission to discussion updates of the regulations. He passed out excerpts of the regulations from St. George, Warren and Williston.</p> <p>There was discussion about the links Bailey provided.</p> <p>In general, the group liked the appearance of St. George, which looks like it was professionally designed.</p> <p>Heidi Racht suggested not doing any formatting until after the Selectboard looks at the document. Terry Ryan agreed, "We should not spend a lot of time with the appearance."</p> <p>Knox Cummin added that the sample links would be good for the Commission to review, but then "go back to a simple Word document for the</p>

Selectboard.”

Ryan summarized, “We are in agreement that we like the appearance of St. George.”

Bailey went on to propose looking at the Land Use portion of the Town Plan. The language in the Town Plan suggests a village core and then developing outward into the future neighborhood. Cumming responded, “We would like for the document to pass and not have a lot of confrontation.” Bailey said that there are “ways to achieve the objectives outside the village.” There was discussion about the merits of carrots over sticks.

Bailey pointed out, “If you’re going to have zoning at all, you are going to have rules.” There are tools for development – he pointed out the concept of evaluation through metrics, used in Williston. He said, “Cluster development doesn’t take into account what the neighbors are doing.” Cummin responded that he “had trouble with the point system.” After some discussion, the group agreed that in a town with a small number of projects, the point system would be hard to implement and may be subjective – would projects be held until something else came along? Generally, the proposed projects and applications are time-sensitive.

The Commission then discussed impact fees. Bailey stated that different towns have impact fees for municipal services like schools and water. “These would be waived in areas where you want to incentivize growth.”

There was then a discussion of goals with Ryan pointing out that the goals were stated in the Town Plan on page 13. “They are already stated.”

The idea of assigning points “makes it complicated,” Bailey said. It depends on the property, viewscape, setbacks from water.”

Everett Marshall said that St. George has form-based code. Bailey added, “They have design review.” Form-based code standards are clear and the Zoning Administrator can issue a permit. Above a certain level, it goes to the DRB. “In St. George, they review almost everything,” Bailey said.

Cummin proposed philosophically creating two separate regulations (FBC and other) and “let the people choose.”

Ryan talked about objectives and goals to create a baseline.

Discussion moved on to density bonuses with Marshall pointing out that that the Rural Residential District encourages PUDs. Discussion of land in common

ownership reviewed the concept of one house on an acre of a piece of property with 100 acres. Limiting the length of driveways to not fragment large pieces of land and to keep it in Current Use was mentioned. Marshall advocated for keeping this program in place as it “keeps large pieces of land open.”

Having the Conservation Commission weigh in on subdivision to advise the DRB was lively. Marshall suggested that the Conservation Commission comment on natural resources to the DRB: to visit the site and give reasons that a project could be modified. The town could hire a consultant. Although the Conservation Commission review shouldn't automatically say that a professional should be hired; that's an expense.”

He went on, “Most town and state regulations can advise landowner to hire a professional like installation of a stormwater system.” Also, if you just have criteria and don't have the information to back it up, maps will provide a basis. Cummin added, “The map triggers a closer review.”

Bailey asked if there were areas on the map where the HPC might want to restrict development. Ryan said that the Town Plan discussion of goals (#5) and the discussion of Natural Resources. Marshall talked about identified wildlife habitat on a lot of projects. There was then discussion on the town's stance on the Mitchell project, which has moose habitat. [At the time of the project hearing, moose habitat, per se, was not discussed.]

Marshall talked about Warren's regulations with no ridge top development. However, he said, “Identifying specific viewsheds isn't going to work.”

Bailey brought up the water/wastewater study. He said that, “if that's going to be done, at least identify areas you need in the future and zoning would be one way.” He said that the town should not have one of the primary septic sites turn into a housing development. Cummin pointed out that this could be considered a “taking” and would be a red flag.

Bailey asked if was a goal. If so, the Commission would try to find an acceptable way to do it.

Marshall proposed looking at areas in terms of being an important resource. The DRB may require some areas to be left open “so it can be used with minimizing impacts to resources.” Ryan pointed out that no development can occur in the Lower Village; development could only occur with a municipal sewer system.” Wastewater rights can be bought by private enterprise. Cummin added that drinking water sites should be considered. Ryan said a consideration of prohibition could be enforced unless a developer provides

	<p>for septic management.</p> <p>The Commission moved on to Village Code. Marshall asked how this might work in the villages. Bailey responded, "If you set up the form correctly, you focus on form and uses will take care of themselves." Most buildings in the villages are nonconforming and with Village Code, most would comply. Marshall brought up Joe Perella's point about changing the regs back to make setbacks Conditional Use versus Variance. If there is Village Code, Articles 2,3,4,5 would be "gone from the currents regs." With most things, as long as the form is complied with, the Zoning Administrator can issue a permit." Building to lines, instead of setbacks – this creates a street.</p> <p>The Commission then discussed the glazing proposal that got so many people worked up about Form Based Code. It was noted that almost all the structures in the villages meet glazing suggestions. Glazing versus architectural standards would lead to design review.</p> <p>Discussion on width of road: the regs are being written with three rods in mind (a rod is 16.5").</p> <p>Ryan talked about Complete Streets – state principles: "If we were to emulate that instead of creating our own...we don't need to reinvent this." A brief discussion of erosion and mowing the roadside was held.</p> <p>Again, St. George's simple uses base was discussed.</p> <p>Joe Perella will be approached to weigh in on the regs revision to make sure the DRB's concerns are addressed.</p> <p>The Commission agreed that the review process is going to be written into the regs. There was a suggestion that a two-tier instead of three-tier review of projects might be better than the current system since the applicant would not go through the checklist twice.</p>
DRB Update	<p>In Mark Smith's absence, Heidi Racht gave a brief update. The DRB had five projects on the October 14 agenda and Bill White's six-lot subdivision is in the queue.</p>
Member Business	<p>Discussion on contract with Tom Bailey and compliance with town purchasing policy.</p> <p>ACTION ITEM: Heidi Racht will send a copy of the HPC's letter to Bailey to the Selectboard to take official action.</p>

Adjournment: Terry Ryan moved to adjourn the meeting; seconded by Knox Cummin. The Commission adjourned the meeting at 8:58 pm.

UNAPPROVED DRAFT MINUTES POSTED ON WEBSITE: October 26, 2014

UNAPPROVED MINUTES TO THE HPC: November 2, 2014

MINUTES APPROVED: November 4, 2014

APPROVED MINUTES TO THE TOWN CLERK: November 6, 2014

NOTE: After these minutes were recorded, five typographical errors were noticed. These were corrected and the minutes have been re-recorded.