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DATE February 13, 2014

APPROVED

HUNTINGTON PLANNING COMMISSION

Minutes of February 10, 2014

PRESENT: Everett Marshall, Julia Austin, Dana Cummings, Gordon Miller, Knox Cummin

ABSENT:

OTHERS PRESENT: Nat Weaver

MINUTES: Heidi Racht

Agenda

- 7 pm Meeting begins
- Public Comment
- 7:10 Minutes of January 13, 2014
- 7:15 Town Plan
- 7:30 Nat Weaver Sketch Plan Review
- 9 pm Member Business
 - MPG - discuss next phase
 - ECOS presentation
 - Schedule Site Plan Review for Town Hall
- 9:30 Adjourn

The Planning Commission meeting began at 7:06 pm; chaired by Knox Cummin. Minutes were taken by Heidi Racht.

Public Comment	Gordon Miller relayed a law enforcement story. He noticed headlights in his neighbors' driveway; they were out of town, so he decided to call the police. The State Police showed up in 10 minutes and Huntington resident Brett Lindemuth, a member of the Richmond Police, showed up after that. Although the vehicle had left, the description enabled it to be stopped in Williston. It turns out it was a repair van. Miller said he was impressed by the response.
Mail	1. FEMA notice, dated February 4, 2014, of updates of maps. Huntington is unaffected, although Huntington is on a map of a neighboring town that had changes made. This notice was copied to most of the town officials.
Minutes of January 27, 2014	Postponed to later in the meeting.
Nat Weaver Sketch Plan Review	Nat Weaver appeared before the Commission to discuss an "after the fact" subdivision of property. This property was deeded to Chris Weaver, twin brother of Nat, but had not gone through subdivision. This, Weaver explained, was a legal error, and he had come in to correct it. Introductions were made and the survey map was reviewed. Weaver said

	<p>that the entire property was an inheritance that went through probate. As there were three minor children, the parcel was kept intact and under Shirley Weaver's name. He said that it wasn't a transfer from him to his brother, but rather what should have been done before. In reviewing the map, the Commission determined that the parcel, as divided, did not meet the road frontage requirements of 180' for the zoning district (Ag/Res/Rec). There is a woods road access on 120' of frontage that has two different owners (Wheeler and Lewis) on either side. Thus, there is no potential for adding from the main property to this existing access. Additionally, three properties are located on the east side of the frontage, so any transfer of land to meet the road frontage requirement would not be contiguous and also would need to be large enough to go from the road around the other properties - this translates to many acres.</p> <p>Weaver was referred to the Zoning Board of Adjustment for a variance for the road frontage</p>
<p>Member Business</p>	<p>Discussion of the Municipal Planning Grant (MPG). The discussion centered around how to get started with rewriting the regulations, given that the Town Plan has not been noticed or the hearing held by the Selectboard prior to adoption. The SB will not be discussing its next steps until after Town Meeting.</p> <p>The Chittenden County Regional Planning Commission (CCRPC) had already worked closely with the Commission on the revisions to the Town Plan, but the Selectboard could still change the document. Dana Cummings wondered what would happen if the Plan was changed so that it no longer supported the specific concepts for which the MPG was written like traditional village development patterns. He then read from statute about changes to the documents, which mainly addressed relationship to surrounding towns (24 VSA 117, 4350). He then read 4385 Section B that spelled out the role of the Selectboard and changes to the document.</p> <p>Heidi Racht said that she had gone through the revisions to the document and highlighted the changes for the Selectboard, as had been requested on its behalf by Town Administrator Barbara Elliott. This had not been done consistently over the three follow-up meetings after the December public hearing. She added that the changes that she had made didn't really change the document or the intent.</p> <p>ACTION ITEM: Heidi Racht will forward the Town Plan to the Selectboard.</p> <p>Given that the changes to the Town Plan should not impact the need to update the regs – which would need a certain amount of revision to bring the</p>

	<p>documents up to state standards - the Commission then talked about the money to pay the consultant, which had been based on estimates provided by CCRPC. Should the HPC meet with other consultants? How would the process best be done? All agreed that it would be best to reach out to other people in the field as well as working with CCRPC. The matter will be discussed at a meeting in March. Knox Cummin summarized, "We need to show due diligence and meet with other people."</p> <p>ACTION ITEM: Heidi Racht will contact Cathleen Gent, who is finishing up as Richmond Town Planner on Town Meeting Day, and will be working as a consultant. She will also research a list of other consultants by calling a couple of towns to see how they went about processing a consultant.</p>
<p>Minutes of January 27, 2014</p>	<p>MOTION: Dana Cummings moved to approve the minutes of January 27, 2014 with minor corrections; seconded by Everett Marshall. Approved unanimously; Knox Cummin abstained.</p>
<p>More discussion on MPG</p> <p>Then on to</p>	<p>Gordon Miller suggested reaching out to the Center for Rural Studies for help with the process of moving on the grant. Knox Cummin said that he would check on a program evaluation</p>
<p>Development Review Board (DRB)</p>	<p>The Commission then moved on to discussion of the DRB, both the hearing on February 24 and Article 10 to be discussed at Town Meeting. Racht pointed out that the Selectboard was expecting the Planning Commission to take the lead on Articles 9 and 10.</p> <p>The hearing on February 24 is specific to address the statutory requirement (24 VSA 117: 4441) in order to make revisions to the regulations. The HPC will give an overview at the hearing and take comments.</p> <p>The discussion of Article 10 at Town Meeting is to give direction to the Selectboard to potentially move forward on the DRB/Planning Commission model. The Commission will give an overview for the article and then be available to answer questions.</p> <p>Everett Marshall said that he was looking to provide a summary: the rationale for why it is proposed – the difficulty for achieving the planning objectives. Dana Cummings suggested asking former HPC members speak on the long-standing issue. Julia Austin remarked that the town might have more luck filling volunteer positions and a narrower scope of defined tasks is advantageous. Knox Cummin added that the two boards (planning and regulatory) require different skill sets. Austin then said that</p>

	<p>people have different interests and this could appeal to them.</p> <p>ACTION ITEM: Everett Marshall will send out a notice to remind people about the proposed DRB discussion at Town Meeting.</p> <p>ACTION ITEM: Racht will post before the weekend.</p>
<p>Agenda: February 24</p>	<p>DRB Hearing on February 24. Minutes Brief updates on MPG contacts with consultants Member Business</p>

Adjournment: Julia Austin moved to adjourn the meeting; seconded by Dana Cummings. The Commission adjourned the meeting at 9 pm.

UNAPPROVED MINUTES TO THE HPC: February 10, 2014

MINUTES APPROVED: February 17, 2014

APPROVED MINUTES TO THE TOWN CLERK: February 13, 2014