

APPROVED

HUNTINGTON PLANNING COMMISSION
Minutes of February 3, 2015



PRESENT: Everett Marshall, Mark Smith, Terry Ryan
ABSENT: Knox Cummin, Beverly Little Thunder
OTHERS PRESENT: Roman Livak (HCC/Selectboard); Tom Bailey
MINUTES: Heidi Racht

RECEIVED *[Signature]*
DATE February 19,
2015

7 pm Public Comment
7:10 Minutes of previous meeting
Mail
7:15 Regulations Revision
8:45 DRB Update
8:50 Member Business

9 pm Adjourn

The meeting began at 7:14 pm; chaired by Mark Smith.

Public Comment	No discussion
Minutes of January 6, 2015	MOTION: Everett Marshall moved to approve the minutes of January 6 with minor changes; seconded by Terry Ryan. Approved unanimously.
Mail	None.
Regulations Revision Meeting with tom Bailey.	<p>Discussion on Village District; Neighborhood District.</p> <p>Tom Bailey presented a draft of the Village Core District (A) and Outer Village (B). In the Core (A), uses are not restricted. He distributed maps of the Lower Village and Huntington Center. The Land Regulations would rely on the form and allow uses to follow form. Property owners would build to the front of the property; side yards are eight feet.</p> <p>The Commission discussed glazing. Bailey pointed out that the glazing requirements are less than all the houses that exist in the villages. The goals here are no blank walls facing the street and creating walkability. He pointed out that houses don't operate individually – they trade off each other.</p> <p>Other points raised early in this discussion:</p> <ul style="list-style-type: none"> • Diagonal parking would require DRB (Development Review Board). • Maximum lot width on the street is 120 feet. <p>Front setback for new construction is 8 feet to 24 feet from the road edge ROW.</p> <ul style="list-style-type: none"> • Two stories would be required.

Among the discussion points raised by Commissioners:
What are we trying to accomplish with these stipulations? (MS)
The ability to be immediate in use in the village district allows property owners greater opportunities to develop their land.
It makes sense to develop common systems, but the town does not have the resources to do it. (TR)
State support on bonding, like a water district, would help alleviate these concerns. (TB)

Bailey went on to discuss allowing a maximum of two residential buildings on a lot. More than five units would go before the DRB.

He said that a lot of the houses in the Lower Village are “non-complying” under the current regs.

The Commission discussed, at length, the designation of Village Core and Outer Village. This brought up the point that the Town Plan did not have a double designation in the Village District and part of what is now the Village District is now entitled the Neighborhood District. It could get confusing to make changes to the regs that weren’t in the Town Plan.

Discussion points included:
the map) is too small (TR).

There is no incentive to put in septic because it is one little piece. (TR)

Comment about building envelopes and street standards: road standards exist and the regs should complement them. (RL)

Opinion “duly noted and disregarded.” (TR)

MOTION: Terry Ryan moved to not use the designation A and B for different parts of the Village District and to stick with the term Village Center as it is in the Town Plan; seconded by Everett Marshall. Approved unanimously.

Rural District points raised by Bailey:

75% of lot has to be open.

Implement setbacks from wildlife trails.

Permitted uses with enough details so the Administrative Officer can see an encroachment. This translates to more people being sent through Site Plan Review.

Mark Smith said he likes emphasis on natural features. He had a question about purpose and said he thought there should be more verbiage.

Everett Marshall advocated to keep the regs as simple as possible.

Terry Ryan responded that this is “not a philosophical document. It is a set of

rules/" He went on to say that the document should not be open to too many interpretations. When there is philosophy and rules, it can be unclear "which one you use."

Marshall explained that some of the language could be put in the definitions: we need to define what we are trying to protect.

Smith disagreed, noting that property owners "don't come to the regs having memorized the Town Plan."

Ryan disagreed with Smith, stating that people look in the regs to "find the rules that applies to them."

Smith responded, "we aren't like-minded on this."

As the permitted conditional uses were perused, Smith advocated for adding inn to bed and breakfast as a permitted use. He suggested a 10-room limit.

Marshall proposed setting the length of a driveway that requires DRB approval. In response, Bailey mused what would the DRB allow? There has to be standards. He proposed an impervious surface maximum.

Ryan commented about reasonable length. He noted there is an advantage to putting in town road standards.

Livak said he wanted the Administrative Officer to be required to consult the deed, book and page, before issuing a Zoning Permit.

He stated his preference that Accessory Dwelling and primary dwelling are counted as one unit; duplex is counted as two dwelling units.

There was discussion of the draft flow chart produced by Knox Cummin.

And the framework.

Heidi Racht talked a bit about the timing of the public hearing, noting the grant has an expiration date - and time is getting compressed to reach this point. This was discussed extensively. In response to a comment, she noted that there is no extension beyond that stated in MPG grant award. The money is given in three increments, with the final payment against expenses presented in the final report, which also has a deadline.

The Commission discussed holding a public hearing on the draft in April. The progress report to be submitted with stated changes to the grant application's order. So, no public hearing only on the Village District.

DRB update	None.
Member Business:	<ol style="list-style-type: none"> <li data-bbox="488 241 1458 514">1. Mark Smith said that neighbors on Bert White Road are unhappy about the change of use permit issued to Bill White for the house into a storage building. He and others felt that this ruling by the AO is in a series of rulings that are way too permissive. There is doubt expressed in the Town's ability to enforce its regs. He spoke strongly and noted that the HPC "informs how we approach enforcement." The Commission discussed Smith's comments at length. <li data-bbox="488 514 1458 703">2. When asked, Terry Ryan said he would serve on the Commission if written in on Town Meeting Day. He needs 14 votes to get elected, if there is no one else running as write-in. Otherwise, he needs more votes than the other candidate.

Adjournment: Everett Marshall moved to adjourn the meeting; seconded by Mark Smith. The vote was unanimous to close the meeting. The Commission adjourned the meeting at 9:11 pm.

Draft Minutes on town website: February 10, 2015

Unapproved minutes: February 15, 2015

Minutes Approved: February 17, 2015

Minutes submitted for Record: February 19, 2015