

APPROVED

## HUNTINGTON PLANNING COMMISSION

Minutes of February 17, 2015

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

OTHERS PRESENT: Roman Livak, Tom Bailey

MINUTES: Heidi Racht

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



RECEIVED

DATE March 9, 2015

The meeting began at 7:10 pm; chaired by Mark Smith.

Public Comment No discussion

Minutes of February 3, 2015

Minutes of January 20, 2015

Both sets of minutes were approved unanimously.

Mail None.

### Regulations Revision Meeting with Tom Bailey

Tom Bailey opened the discussion of the regulations as now structured with some format development now shown.

Comments included:

1. Each and every things has to have a title (TR)
2. When possible, when citing a regulation or statute, put it in the sidebar (EM)
3. Like the format
4. Definitions in the back
5. The first time a term appears in a section, put it in the sidebar (TB)
6. Need for visuals and white space (MS)
7. Put all application information on the form (TR)
8. Forms as part of reg; not all language in the text of the reg (TR)

The discussion then went on to commercial use. Bailey said he hadn't found a good document that "addresses this as a whole entity. Rather it is done by district." There was some brief discussion about light commercial and light industrial that prompted Ryan to ask, "What is the break point where it

doesn't stay light?" Livak said a business use went from Home Occupation to Commercial with the number of employees. Smith added that the community is more vibrant when it is mixed.

Right now, permits are needed for changes of use.

Smith argued against requiring permits except when "it starts to make an impact. Marshall noted that the regs "left off a trigger" to what would constitute different levels of commercial classification. Ryan said the regs needed to define this and Marshall spoke on the impacts on neighbors and the public good of the town.

Ryan again said that the regs were "not a philosophical document."

Areas that should create a standard for commercial classification:  
Impervious surface, traffic, number of employees, noise. Having a standard gives the neighbors a voice.

Beverly Little Thunder spoke about whether a commercial use is year-round or seasonal, like Christmas trees.

Ryan said that permitted uses are in the Town Plan, clearly stated, and don't need to be reinvented.

8 pm – Knox Cummin entered the meeting.

The discussion went on to Rural Residential. Requiring DRB approval for a single family residence in this district was discussed. In general, the Commission thought it should not be required, however, the comment was made: unless the State says we cannot do this, we should require clustering."

Terminology of PUD and PRD was then discussed. Knox Cummin commented that the HPC should use the term everyone is using. "Otherwise, no one will know what we are talking about."

Smith noted that it isn't in the document and Bailey replied that a sentence could be added that states a goal to encourage clustering.

Charts were discussed. Minimum frontage of 180' in the rural residential was raised. Where did this number come from? It has been in the regulations since zoning began using districts. Bailey noted the Hinesburg frontages: 200' in the ag district, 200' in R1 400' in R2 on Route 116, 60' in the village.

Livak talked about the shape of parcels of land. It was proposed that one side cannot exceed a percentage of the other, but not all parcels are rectangular.

There was more discussion of bonuses for clustering and common land. The goal is to cluster and conserve land that is not being used. Cummin talked about a neighborhood park as an example.

Limiting the length of driveways created a lot of discussion and points of view. Should DRB approval be required for driveways over a certain length. Bailey asked, "What is your goal?" Marshall responded

that it was to prevent fragmenting. Ryan noted that requiring approval implies that a disapproval is possible. Bailey noted that part of the process is "a SFR / duplex can be anywhere you want it."

Ryan asked about logging road that are quite substantial. They can go right through natural area. These are not going away. Cummin said that logging road usage could be heavy for a season every 20 years. Ryan said the Commission should not get into driveway length. Marshall disagreed.

Smith then said that design standards may require where a house goes that might necessitate of long driveway. Ryan the suggested different standards for different zones. Cummin said the only reason would be to trigger a site visit by the DRB.

Discussion of Form Based Code concepts in the village was quite animated. Marshall said the goal was to allow for flexibility in the villages. Ryan said that he was surprised that Zones a and B, which aren't in the Town Plan, are still in this version; they should have been removed. Cummin said this was not a fully democratic process "Don't put in the things that people objected to "when this topic was discussed with the last MPG. Some people really liked the concept and some people didn't." He suggested meeting with people who are affected by this. Bailey said, "To the extent we do this, this has to work for them."

Bailey went on, it's not simple and it is new zoning. Cummin replied that the Committee did think it through and it is difficult to think of all the angles. He mentioned substandard housing. The town's building standards to not affect building quality. Livak asked, "Who is going to pay for this?"

The Commission the talked about the village zoning and non-conforming structures now in existence. Cummin suggested to implement this in phases. Marshall responded that this was setting a framework.

Discussion moved on to the timing of the hearing in order meet the requirements of the MPG. Bailey said that the thought this regulation, in draft form, is ready to go out for public hearing. Smith talked about engaging the Lower Village residents in the hearing. Also, a discussion needs to be had with the DRB to see whether they like it and, more importantly, can work with it.

The hearing needs to be held in mid-April, warned 15 days prior. The Times Ink comes out the week of March 23 and the regs need to be ready for distribution once the hearing is advertised.

Smith commented, "I feel like I'm running out to a dinner party while pulling my pants up."

The draft to the DRB needs to be in hand for the meeting on March 10, so by Thursday, March 5.

Mark Smith offered to develop a schedule with Everett Marshall.

### **Member Business**

1. Discussion of Rutland initiative, regarding resolution about renewable resource projects. Cummin's main concern was developing a liaison between the Energy Committee and the HPC. He said he felt the letter was NIMBYish and undercuts the initiatives for renewable energy. Ryan talked about the great good, noting, "you can't please everybody." He then spoke

positively about the Public Service Board. Cummin said he would vote against it unless it was modified. Marshall said it was one municipality's voice and he didn't think it was necessary.

**MOTION:** Terry Ryan moved to not support this initiative; seconded by Beverly Little Thunder. Approved unanimously with Everett Marshall abstaining.

2. Members enjoyed ice cream in honor of Knox Cummin who is not running for re-election.

**Adjournment:** Beverly Little Thunder moved to adjourn the meeting; seconded by Knox Cummin. The vote was unanimous to close the meeting. The Commission adjourned the meeting at 9:09 pm.

**Draft Minutes on town website:** February 26, 2015

**Minutes Approved:** March 5, 2015

**Approved Minutes to the Town Clerk:** March 9, 2015