

APPROVED

HUNTINGTON PLANNING COMMISSION
Minutes of March 30, 2015



PRESENT: Everett Marshall, Mark Smith, Joe Segale, Beverly Little Thunder

ABSENT: Terry Ryan

OTHERS PRESENT: Tom Bailey

MINUTES: Heidi Racht

RECEIVED

DATE

[Signature]
April 16, 2015

7 pm Public Comment
Minutes of March 17, 2015
Mail
7:15 Land Use Regulations work session
8:50 Member Business
9 pm Adjourn

The meeting began at 7:01 pm; chaired by Everett Marshall.

Minutes of March 30, 2015:

The Commission reviewed changes to the minutes proposed by Everett Marshall, who projected his tracked edits from his computer. Edits and rewrites had been made to discussion, sentence structure and style. Included in the discussion were various points about detailing the discussion for future reference and/or just meeting the statutory minimum for minutes. After 20 minutes, a motion was made by Beverly Little Thunder to approve minutes as rewritten by Everett Marshall; second by Joe Segale. Approved unanimously.

Mail: None

Regulations Revision Meeting with Tom Bailey:

The Commission met with Tom Bailey. The HPC discussed Joe Segale's comments to the draft, which Marshall projected from his computer. Segale expressed concern about a lack of clarity for subdivision and site plan requirements. This was discussed. The Commission instructed Bailey to separate out subdivision from other DRB Approval.

Other discussion points:

1. if things are repetitive, they can be packaged;
2. creating sections that address specific requirements, like subdivisions;
3. standards are located in three places – should standards in sections 4 and 5 be grouped into one section;

Bailey responded that standards in section 4.01 applied to all districts while section 5 is specific to individual districts. He wasn't sure if they all worked out that way since the regs were drafted over time and he had started with the Woodland district. However, he then proposed to eliminate article 5 as a

separate section and roll all the specific standards into article 4. Bailey proposed having a single chapter with the standards.

Mark Smith suggested that the third column would be good for this.

Segale's written comments then went on to address the Official Town Map, which he had proposed at the previous meeting. He asked if the wastewater study identified an area, noting that he had concerns about restricting someone's land, based on a study. Did the property owner know that when they agreed to participate in the study that it might affect the use of property? The Commission discussed at length. Segale stated that, with an official map, the town has an option to buy an easement. The map has to be "adopted in an open town process." An overlay district was suggested.

Regarding areas that appear to provide potential septic, Segale asked, "How would you feel if you were the landowner and all of a sudden your land was restricted?" Bailey responded that this was a planning tool and there was Step 1 and then Step 2. Segale again suggested initiating an official town map with mapped areas to be adopted and areas added through a public process. He suggested posing questions to the public.

Moving on, he asked for a definition of strip development. The Commission will use what is in Act 250 for a definition.

Extensive discussion was conducted around trails. It was agreed to take out generalities around commercial business. Someone pointed out that commercial trails go through Act 250.

Smith made a point that where trails do have an impact, should it be in the regs? He said the regs should "try to ensure that landowners have a say on the impact." Segale asked is it a publicly open trail, open to everybody? More discussion on whether it is defined in a thoughtful way.

Clarity of encroachment on natural resources is unclear, Segale noted, as three different sources are listed. Which one governs (5.02A) if there are differences? Marshall replied that the Vermont Natural Resources Atlas would be one source. Also, the Chittenden County Regional Planning Commission could develop an online GIS mapping service for Huntington as they have for other towns in the county.

Segale asked whether road and bridge standards belong in the zoning regulations? He suggested referencing the town's road and bridge standards in the reg, such as "adopted by the town." Bailey noted it could be designed as a stand-alone ordinance. Segale, talking about the 12-foot driveway and referenced the AOT access guidelines and said the town should be consistent with this. Marshall pointed out that the road foreman should have standards to back him.

Bailey suggested that driveway permits be administered by the Administrative Officer, who would know which permit is to be referred to the DRB. The AO would issue it with "Yogi's and Tate's conditions attached."

Smith commented on the HPC's role in Article 6 of implementing the Town Plan. He talked about a discussion with Rebecca Ellis who observed that there is a proposal in the Legislature to increase the time between town plans to 10 years.

What are the best mechanisms for neighbors to object to permits before they go into effect? Smith asked. The pending zoning permit is posted in the Town Clerk's Office. Should it be posted on the town website? Much discussion around what should be done at the property – neighbors would see a permit posted on the property near the access or on the right-of-way. Who should do this: property owner or AO? The permit has a 15-day appeal period and if the property owner does not get it in the mail for a couple of days and then it doesn't go up for a couple of days, is this a 15-day appeal period? Who checks on the property owner posting? If the AO posts it, then the date is known. Discussion around orange "z" signage used by other towns. Regarding Article 5, page 38, Marshall will help with language.

Merger of lots simplified.

Bailey said he decided to simplify accessory apartments and "decided to stick with the state definition."

Density bonuses discussed with Segale again stating that the open land bonus was a result and not a bonus. Bailey will work on language.

Offstreet parking in the village was discussed.

Meeting discussion will be continued. Bailey will meet with Marshall and Smith.

ACTION ITEMS

Bailey will produce flood regs and send to Rebecca Pfeiffer.

A new draft of the reg will be sent to the HPC on April 4.

Comments will be returned to Bailey by April 7.

Bailey will have the next draft out by April 10.

Member Business:

None.

Public Comment

None.

Adjournment: Beverly Little Thunder moved to adjourn the meeting; seconded by Mark Smith. The vote was unanimous. The Commission adjourned the meeting at 9:08 pm.

Draft Minutes on town website: April 1, 2015

Unapproved Minutes to HPC: April 7, 2015

Minutes Approved: April 13, 2015

Minutes submitted to Town Clerk: April 14, 2015