



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

ABSENT:

OTHERS PRESENT: Roman Livak, Tom Bailey

MINUTES: Heidi Racht

RECEIVED

DATE

[Signature]
June 8, 2015

7 pm Public Comment

Minutes of March 5, 2015

Mail

7:15 Land Use Regulations work session

Confirm time line hearing and for grant activities

8:45 Member Business

9 pm Adjourn

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

Minutes of March 3, 2015:

Motion by Joe Segale to approve with changes; second by Terry Ryan. Approved unanimously with Beverly Little Thunder abstaining.

Mail:

Administrative Officer letters:

1. Notice of Zoning Violation: Roman Livak, dated March 16, 2015
2. Letter to Bill White, requiring removal of the unoccupied trailer (by April 1, 2105 in order to avoid violation notice and fines.

Mark Smith entered the meeting.

Regulations Revision Meeting with Tom Bailey:

The discussion began with timing of the public meeting/hearing in order to meet the requirements for the MPG grant by May 18. The end result needs to have:

1. public meeting, which has notification of all residents
2. draft of document available prior to meeting
3. comments from meeting incorporated into draft

Terry Ryan said, "You have to say at some point, here's a draft."

Mark Smith said he was looking for quality work time on the document right now. "I think we are short-cutting our own process."

Smith discussed the second (aka third) column and pointed out that it would address some of the concerns expressed earlier in the meeting by Segale." The column will help the present document with

definitions, illustrations and other tools. Bailey pointed out that the model document was the St. George reg and that didn't have the third column in most of the document.

New dates:

March 20: Bailey sends out new draft, which incorporates comments as track changes previously sent by Segale, Ryan, Smith and Racht.

March 24: comments returned to Bailey by evening

March 27: Bailey sends revision

March 30 (Monday): work session

April 13: work session

May 5 (Tuesday): public information meeting, location to be determined

May 12: deadline for comments for the May 5 presentation May 18: work complete to meet parameters of MPG

June 20: draft final report with invoices, dated for the work that was done before May 18

Discussion on the details of the document, starting with the Village Core, A&B. Segale said he supported the A&B designation. Marshall pointed out that it is the same area as the State Village Center District. He had spoken to Faith Ingulsrud and she had said that the Commission could warn the regs and amendments to the Town Plan to change the maps. The designated Village District by the State does not include the potential growth areas. While the Town Plan has Village/Neighborhood and the Village A&B don't match, they do allow for growth from the center of the village

Smith said he supports the Village A&B district. Ryan said he didn't support "an unnecessary layer of complexity to an already complex document." He wants to see the Village designated area with the A&B Village in this area.

Little Thunder said she did not support A&B. Ryan said that this area was quite small and "people in a three-acre area won't like having a different set of rules." Livak said that people will be put off and suggesting increasing density through the regs. Marshall responded that A&B allows growth to happen immediately outside the village center. It allows change in use in existing structures.

Segale pointed out that outside A, the area is more residential with slightly different street standards. He suggested putting it on the table and asking people what they think. Bailey added that the streetcapes are figured differently in the Lower Village.

Segale asked whether Huntington has an Official Town Map that shows areas of important potential septic system areas. If enacted it would give the town first option on land – it protects the town and the landowner. He proposed that the HPC recommend this to the Selectboard. Other towns have done this and the town should be having the discussion. He asked if the regs could reference an Official Map.

Smith noted that septic systems are getting smaller and more local. "If we are going in that direction, would we have more flexibility?" Bailey answered that the Stone Environmental Study could help answers some of these questions.

Discussion of recreational use of property and DRB approval. Segale said he was not in favor of this for a simple recreational trail in the backyard. If it is commercial, "There might be a threshold."

Segale pointed out that the terminology is not used consistently. He then had questions about the 75% non-coverage of a parcel in the five-area district, noting that this had been decreased from 85% in the current regs. Why the change? The discussion went on toward details of this coverage. Does land development – include the impervious surfaces created by projects? Discussion leaned toward changing this back to 85%. What is the purpose? Open space? Calculation shows that 15% is 32,000 square feet.

Smith asked if review for natural features is a departure from the old regs? Marshall responded that a lot is in the old regs.

Ryan asked about Step 1 on page 26 – study of property. Who is going to do it? The property owner? The town? Marshall said that every Administrative Officer should be trained and the applicant is responsible for providing information. The DRB should be trained.

Ryan went on, "The DRB may require site specific studies and data. Who is going to pay for this?" Bailey replied that this gives the DRB power to require a further study, if warranted. Marshall read Step 1A says a study could be proposed; Step 1B says the DRB would identify areas.

Little Thunder asked about a young family moving into town. How would someone from Chicago know how to navigate finding natural areas on a piece a land they purchased to build a house. Bailey responded that this is the process the town currently uses. Ryan felt it didn't pertain. Marshall added that most properties [five acres] can accommodate a single family house. Livak stated that this was "egregious." Bailey then said this would require a substantial re-write. Bailey proposed providing links in the regs that would lead to maps.

Marshall proposed pulling out Agricultural Soils from the DRB Approval (on page 38) except to be considered in subdivisions. Ryan wanted Vernal pools removed, stating that they were hard to specify. Marshall responded that there are a lot of permanent and perennial vernal pools of ecological importance. Ryan asked, "Aren't they considered wetlands?" Marshall said that they can be considered wetlands. It was decided to move them to wetlands. Removing prime ag was again stated.

Section 5.06 PUDS was the next topic. Segale had a question about open space development. Bailey explained that the open space is non-developable and he explained about the density bonus. Where is the bonus? Segale said the bonus is the density and the result is open land. Marshall said that an open space bonus could be common land, which allows property to stay enrolled in Current Use. Smith added that a density bonus in a rural area can benefit trails and shared projects; there is a bonus for trails.

Business development was discussed briefly. Bailey said he would get a new draft of this section by the Friday draft.

The process of incorporating comments into the drafts was discussed. Ryan noted that comments are incremental and could be rolled into a separate document. He also pointed out correcting the numbering a letter, as these inconsistencies had come up earlier in the meeting. Another request was to have the word draft and the date in the footer.

Member Business:

None.

Public Comment

None.

Adjournment: Joe Segale moved to adjourn the meeting; seconded by Terry Ryan. The vote was unanimous. The Commission adjourned the meeting at 9:04 pm.

Draft Minutes on town website: March 19, 2015

Unapproved minutes to HPC: March 19, 2015

Minutes Approved: April 27, 2015

Minutes submitted for Record: June 8, 2015