

APPROVED

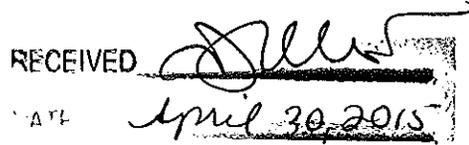
HUNTINGTON PLANNING COMMISSION
Minutes of April 13, 2015

PRESENT: Everett Marshall, Mark Smith, Joe Segale, Beverly Little Thunder (arrived at 7:18) , Terry Ryan

ABSENT:

OTHERS PRESENT: Tom Bailey

MINUTES: Heidi Racht



- 7 pm Public Comment
 - Minutes of March 30, 2015
 - Mail
- 7:15 Land Use Regulations work session
- 8:50 Member Business
- 9 pm Adjourn

The meeting began at 7:05 pm; chaired by Everett Marshall.

Minutes of March 30, 2015:

Motion by Terry Ryan to approve minutes with minor changes; second by Joe Segale. Approved unanimously.

Mail: None

Regulations Revision Meeting with Tom Bailey:

Reviewed schedule of public meeting, May 5.

Terry Ryan asked about maps, expressing that these were not anywhere in the document and noting that people would want to see them in the regulation that is discussed on May 5. Tom Bailey and Everett Marshall said they were prepared to talk about the maps. It was agreed that the village district maps needed to be modified.

Bailey walked the group through the maps. He stated that there are three levels:

1. maps incorporated into the regulations, These are not just a resource , but are town maps. He said, "We assumed to amend the Town Plan to have the maps align. Therefore, the maps includes zones A and B. For the purpose of this public hearing, we will show existing maps." The official town map, 4421 title 24 to be developed. Ryan clarified, this map doesn't exist yet. If and when the town ever adopts a town map, then it will be incorporated into the regs.
2. Zoning – refers to a map that there might be in the future, as a road that might be put in. Again this refers to a town map. Rather than use eminent domain later, the map is there for everyone to debate upfront and it is more fair. Again, this points to an official town map.
3. Maps online – resources for the DRB or the Administrative Officer. The HPC does not have to adopt for the regulations.; flood hazard reg, accessory dwellings, PUDs; discussion of terminology. Marshall disagreed. Bailey went on that the reg would have to be amended.

Ryan clarified that the maps in the Town Plan will be included. He will change the sequential numbers in the document. Ryan pressed on for having a sample map. Marshall talked about state mapping.

Segale said he liked the idea of referencing the town map to be developed and to be presented in a public meeting farther down the process.

Discussion moved on to page 14. The Commission talked about diagonal versus parallel parking and when it requires DRB approval. Discussion of right-of-way and logistics of conveyance of land to the town should the property owner want to extend parking.

Discussion of open space bonus and that it equals that it is dedicated with a covenant in the deed. The bonus means that the town gets that it isn't developable. It could be dedicated for public use or purpose and has a covenant for its use. The property owner gets a density bonus for providing open space. In other words, a CUD. The Sunrise development would be an example and this is private dedicated open space.

Flood hazard area – even if a town give a permit, it is not responsible if someone chooses to do development in the flood zone.. For example, putting an addition on an existing residence.

Discussion of violations leading to a request for denial of insurance. Bailey pointed out that the reg outlaws any increase in dwellings. Marshall pointed out that they regs are doing what the state recommended to get as much disaster relief funding as possible.

Marshall introduced the concept of Core Forest areas, which are mapped. He will provide the information.

ACTION ITEM: Bailey will add headings.

ACTION ITEM: Bailey will put back in the school services requirement for subdivision approval.

ACTION ITEM: Bailey will include Article 5.

Discussion of PUDs and the requirement for three units or more in the Rural Residential area to encourage open land / Current Use.

ACTION ITEM: Everett Marshall will contact Dana Cummings about moderating the meeting..

Member Business: None.

Public Comment: None.

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

Draft Minutes on town website: April 17, 2015

Unapproved Minutes to HPC: April 22, 2015

Minutes Approved: May 4, 2015

Minutes submitted to Town Clerk: April 30, 2015