

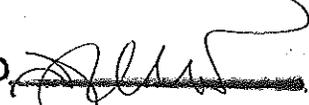
APPROVED

HUNTINGTON PLANNING COMMISSION
Minutes of August 24, 2015



PRESENT: Everett Marshall, Joe Segale, Terry Ryan
ABSENT: Beverly Little Thunder, Mark Smith
OTHERS PRESENT:
MINUTES: Heidi Racht

7 pm Public Comment
Minutes of July 14, 2015
Mail
7:15 Zoning Regs Update
8:45 Member business
9 pm Adjourn

RECEIVED 
DATE October 20, 2015

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

Public Comment: No public was present.

Minutes of July 14, 2015: Everett Marshall moved to approve; seconded by Terry Ryan. Approved unanimously, no changes.

Regulations Revision:

The Commission discussed the comments received at the May 2015 public meeting, specifically, Form Based Code. At what point is this concept removed from regs because people don't like it?

Terry Ryan proposed revisiting the list of approved uses and consolidating. Joe Segale agreed. Certain uses are permitted throughout the town.

Ryan pointed out that people commented that there should be review in the village. This then led to a discussion about the duplex currently under construction on the Palin property on the corner of Hinesburg Hollow Road – an example of a multi-family residence, located in the village district, which would no longer be the village district in the new regs. In answer to a question from a member of the Commission about when Palin went through subdivision, Heidi Racht stated that the project did not fall under the requirements. The project meets the standards and regs requirements.

Ryan spoke again on his dislike of the Village A and Village B district distinctions. Segale replied that the Village A allowed bigger buildings. Ryan responded that allowing large buildings was what people were concerned about. Segale commented that the Commission was discussing throwing out minimum square feet requirement.

After more discussion, Ryan concluded that the Commission and others want the village to develop, but the people who live there don't want it.

Segale commented that the discussion was jumping around and proposed focusing on the comments and reviewing them.

Some of the changes may be to bring certain language to different wording, if this can be done. He then talked about how the DRB process is different in every zone.

After discussion of Line 53 (spreadsheet comments) 4.02E4 about the requirement of two front doors on a 30-foot building, the Commission decided to eliminate this requirement.

Discussion of 120-foot maximum of lot size in the village led to leaving this in, but allowing the option for Conditional Use Review.

Glazing – people don't object to the surface area, but rather to the rectangular require, which is too restrictive; seem to support a balance to keep the street interesting; allow people flexibility for transoms and picture windows; minimum cover has to be at least 30% and most of the buildings in the Lower Village already exceed this.

Discussion of Village a and Village B, which some members of the Commission thought was random: topography should be a factor as regards zoning boundaries. The HPC will look at zoning districts and topography.

Cul de sacs – should be avoided as they limit through streets. Guidance needs to be given to the DRB regarding this.

Biking paths/walking paths – Would this meet the standard? Who would maintain this? The town? Property owner? More discussion needed.

4.02.E3 – building breaks – further work needs to be done on the numbers.

4.02 K3 - minimum of two stores. Decided to eliminate.

Segale commented about architectural requirements that the HPC needs to be sure not to eliminate creativity. 35' maximum; 15' minimum.

Line 64 – not necessary because of the 8' setback.

5.05 – take out to be occupied by a relative; come back to footage after research.

Line 70 – subject to review unless it is a single-family residence

Line 76 – discussion on setback; more discussion needed.

Line 79 – streets shown on map. What map? There isn't one to show options that the town might be purchasing. Decision to take out until there is a Town Map.

Mail:

1. Notice of Vermont Wetlands Rule Wetlands permit #2015-272.

Member Business:

1. Municipal Planning Grant – the Commission discussed the numbers. The last time the town did a complete overhaul of the regs with a consultant, it was \$14,000. The Commission decided to ask to \$12,000, which is \$6000 over the threshold on \$8000 that triggers a 1/3 match. The Commission will ask for the \$2000 match in the 2016-2017 budget.

ACTION ITEM: Everett Marshall will call Lee Krohn at CCRPC to discuss relationship for consultant.

ACTION ITEM: Heidi Racht will draft grant and send to Marshall and CCRPC.

ACTION ITEM: Marshall will request time on the Selectboard agenda for September 14.

Adjournment: Terry Ryan moved to adjourn the meeting; seconded by Joe Segale. The vote was unanimous. The Commission adjourned the meeting at 9:09 pm.

Draft Minutes on town website: September 11, 2015

Unapproved Minutes to HPC: September 11, 2015

Minutes Approved: September 14, 2015

Minutes submitted to Town Clerk: October 13, 2015