

UNAPPROVED

HUNTINGTON PLANNING COMMISSION
Minutes of October 26, 2015



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

RECEIVED

DATE November 12, 2015

7 pm Public Comment
Minutes of October 12, 2015
Mail (Copy of Starksboro Proposed Unified Zoning Bylaw)
7:15 Regs Revision
8:45 Member business
Adjourn

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

Public Comment: No public was present.

Minutes of October 12 2015: Terry Ryan moved to approve; seconded by Joe Segale. Approved unanimously, one change.

Mail: Starksboro Proposed Unified Zoning Bylaw – brief discussion about the November 5 scheduled public hearing in Starksboro and whether the Commission would participate.

Mark Smith left the meeting. Decision to discuss later in meeting.

Regulations Revision:

The Commission discussed the comments received at the May 2015 public meeting, beginning with line 145 and completing line 144, which have been put on a spreadsheet for review. This discussion covered Sections 4.07 through 4.08, including Flood Hazard and Fluvial Erosion

Salient points of the discussion:

1. primary issue is development in the village that would be in conflict with the river corridor that restricts development.
2. regs do not have to be as restrictive in the village and there could be an exemption in the development standards in the village, as long as any building is flood-safe.
3. dedicate one meeting to this topic.
4. language should include commercial as well as residential
5. public plan about what should be done in the river
6. discussion on flood insurance requirement
7. discussion on FEMA eligibility to town and how town benefits
8. overlay – Flood Hazard and Fluvial Erosion – might require modification to Town Plan

Mark Smith returned to the meeting at 8:15 pm and the discussion returned to a review of the Starksboro document. Smith said that it is "important to get the regs right." He discussed the differences of the board members and also talked about the big picture: "How are we making the quality of life for our residents better?" He expressed "losing the soul of our craft." He said that Starksboro approach to the regs was "[substitutively] different than ours."

Smith then talked about the three layers of the residential district, which is location-based and road-based. He then cautioned the Commission about "operating in a bubble." The Starksboro document is "clean with tight language and effective drawings and charts."

Regulations Revision: The Commission returned to the discussion of the regulations revision, working on the comments relevant to 4.07.c.2

1. discussion of the state river corridor – town also can have a 50' buffer
2. state corridor versus scientifically-determined corridor (done by Arrowwood in 2008) (Marshall)
3. the state wants a 50' buffer (Marshall)
4. updating the corridor on a regular basis (Segale)
5. inundation maps have no buffer (Marshall)
6. suggesting referencing standard (Ryan)
7. discussion on bridges over perennial streams
8. discussion on wastewater systems that overlap the property lines onto other properties

Member Business:

Reiteration of meetings: November 9, November 23.

Dan Aldrich of CCRPC is coming into the next Selectboard meeting.

ACTION ITEM: Everett Marshall will call Lee Krohn at CCRPC to see about availability in early December for HPC meeting.

Adjournment: Terry Ryan moved to adjourn the meeting; seconded by Joe Segale. The vote was unanimous. The Commission adjourned the meeting at 9:03 pm.

Draft Minutes on town website: October 27, 2015

Unapproved Minutes to HPC: October 28, 2015

Minutes Approved: November 9, 2015

Minutes submitted to Town Clerk: November 12, 2105