



APPROVED

HUNTINGTON PLANNING COMMISSION
Minutes of November 23, 2015

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

ABSENT:

OTHERS PRESENT:

MINUTES: Heidi Racht

7 pm Public Comment
Minutes of November 9, 2015
Mail

7:15 Regs Revision

8:45 Member business

9 pm Adjourn

RECEIVED
[Signature]
December 21, 2015

The meeting began at 7:03 pm; chaired by Everett Marshall.

Public Comment: No public was present.

Minutes of November 9, 2015: Joe Segale 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.

Beginning with 5.08.2, the Commission discussed signs.

Under 5.08 E 2, a majority of those present favored taking out internally-illuminated signs; this was not unanimous.

Other salient points:

5.09 B2 fix format of 6 and 7, which should be indented under 5.

5.09 B4 – commenced within 12 months and completed within 36 months.

5.11 discussion of the role of the DRB and the Selectboard for driveway access approval. If the road foreman does due diligence (checking on projects, for example), the the Selectboard should be signing off on it. Racht commented that attempts have been made to revise the driveway permit and it seems to get set aside until someone wants to construct a driveway.

All agreed that the language in this section needs to be cleaned up.

Segale asked where in the regs creating private roads is addressed. It appears that this had been left out of the document and language from 6.1.11 of the current regs to address access plan. Smith noted that co-housing has more of an emphasis on parking areas and walking areas. The Commission discussed the creation of streets.

5.10.B needs word changing and will be revisited. Ag sales will be checked.

5.10.c.2 check numbers with state regs.

5.11 Conclusion: if it meets the standards and gets approval of the Road Foreman and Fire Chief, then it gets a zoning permit from the Zoning Administrator. Local DRBs cannot issue a driveway permit. The Standard needs to be applied and if it doesn't meet the standard, then a permit cannot be issued.

5.12 portion seems to be missing. Also, errant letters at beginning of paragraph.

6.01 having Administrative Officer check on previous restrictions on property should be part of the process due to 6.01.B.2. However, onus is on the landowner. Check statute on who the AO answers to because DRB now handles review former handled by Planning Commission. There was discussion on AO accountability.

Mail:

1. Email from Ed Hanson to DRB regarding waivers.

Member Business:

Reiteration of meetings: December 14 and January 11.

1. Marshall: meet with Lee Krohn in January.
2. Ryan: Stormwater Mitigation Planning (report of business now being conducted by Huntington Conservation Commission) – salt shed needs berm.
3. Smith: check on Starksboro Regs (Clerk's note: the SPC is looking at comments and has not moved forward on revisions).
4. Segale: Knox Cummin has asked the HPC about public outreach or mini-outreaches. Discussed; village, flood hazard/fluvial erosion were some examples. Ryan cautioned about listening to the "loudest voice." The Commission agreed that this outreach to hear all voices is necessary and important.

Adjournment: Terry Ryan moved to adjourn the meeting; seconded by Everett Marshall. The vote was unanimous. The Commission adjourned the meeting at 9:00 pm.

Draft Minutes on town website: November 28, 2015

Unapproved Minutes to HPC: December 10, 2015

Minutes approved: December 14, 2015

Approved minutes to Town Clerk: December 21, 2015