

APPROVED

HUNTINGTON PLANNING COMMISSION
Minutes of December 14, 2015



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

ABSENT:

OTHERS PRESENT:

MINUTES: Heidi Racht

RECEIVED

DATE

[Signature]
January 23, 2016

7 pm Public Comment
Minutes of November 23, 2015

Mail

7:15 Regs Revision

8:45 Member business

9 pm Adjourn

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

Public Comment: No public was present.

Minutes of November 23, 2015: Ryan motion; Segale second. Approved unanimously, minor changes.

Regulations Revision:

The Commission discussed the MPG grant application, submitted in September. Huntington did not receive the grant. Marshall reported that he checked in as to the reason and was told that many more towns had submitted proposals this round and the competition was keen. Some other opportunities for grants exist, including an MPG application for September 2016.

Also in this discussion was the recent budget proposed by the Selectboard, which removed the request for the \$2000 to use as a match for the grant, once the announcement about the grants was made and Huntington was not on the list. Without the \$2000, no money is available for any outside help to move the regs along. If anything, the money is needed more than ever.

The Commission then went on to discuss further comments received at the May 2015 public meeting. Comments were made about the time spent on this spreadsheet of comments and all agreed that the Commission had been "deliberate and respectful of the comments." It was felt that professional help was still needed. Smith commented, "Dutifully and rightly, we settled into a long process of reviewing comments." However, this "valuable local perspective" isn't the only one – the townspeople aren't trained planners. Marshall proposed coming up with a work plan and then reaching out to CCRPC.

Ryan remarked that he has worked on document revision and the rule, in general, is four hours per page for updates. He did the math and figured that the Commission would need to have \$2800 – this is 20% of the \$13,000 – the estimated money that would be necessary to pay a consultant to do the entire documents.

The Starksboro Regs updates were discussed briefly and Smith asked about ideas from this document. Marshall suggested taking notes to be considered at a later date.

The Commission then continued with its review of the comments from the May public hearing, specifically Section 6.01 – the Administrative Officer process for the extension of a permit and looking at what other towns do. Should it be more time than two years?

Intermission:

Marshall, Segale, Smith and Ryan attended the Selectboard meeting. Accomplishment: \$2000 removed from 2016-2017 HPC budget request was put back in, plus an additional \$800. This money is to be used toward either a match for a grant or for obtaining professional help with the regs revisions.

Other topics discussed included:

1. Grant through unified Planning Program, due 4:30 pm on January 23. Marshall and Segale will work on this.
2. Segale will talk to CCRPC on December 15, as he will be there for a meeting.
3. Other ideas around getting assistance with the document, include:
 - a. Smith: would help everyone if the Commission could get information about process
 - b. Segale – technical expertise – the Commission needs to be more intentional about outreach
 - c. Marshall – Rebecca Pfeiffer could be consulted on Flood Regs; Gretchen Alexander on Fluvial Erosion
 - d. Smith – the Commission should be looking for someone who has experience in rural planning

The Commission then discussed the notification in the regs regarding zoning permits. Smith commented that residents can participate in the DRB process, but don't get anything from the Administrative Officer for a Zoning Permit. Segale summarized that all were in agreement that the public needs to be more informed.

In discussion of Section 7, Ryan observed that right now, the notice of violation is only given to the alleged defendant. Who would get notices of violation?

The Commission then returned to discussion of earlier sections:

5.13 – notification for the Listers, for example.

5.14 B3 – discussion of the role of the DRB and if a variance is needed from the town or if stream bank stabilization is provide with a state permit. Marshall said he would discuss this with CCRPC; Smith said he would like to understand the state regs better. Marshall discussed the in-stream alteration permit definitions – what is a yurt? Definition needs to be added

FEH and river corridor need to be added back into the document. Marshall will ask Gretchen Alexander to come and talk to the Commission – more language is needed to make the state happy with the language of the regs, so it is complete. Segale suggested asking someone from the state rivers program to give a presentation and help with definitions.

Mail:

1. Email from Ed Hanson to DRB regarding waivers, which he says are not in the regs and the DRB, therefore, cannot grant.

Member Business:

Marshall reported on PAC (Planning Action Committee) meeting. Dirt roads have storm water issue and the state is hoping to reduce phosphorous. There was discussion on how local roads are managed. Ryan noted that there is a big emphasis on run-off maintenance. Segale talked about roads in developments. Smith mentioned that with co-housing there is a sense of belonging, as sense of neighborhood with trails walk-ability and relationship of houses to each other. The

Adjournment: Beverly Little Thunder moved to adjourn; Joe Segale seconded. The vote was unanimous. The Commission adjourned the meeting at 8:53 pm.

Draft Minutes on town website: December 20, 2015

Unapproved Minutes to HPC: January 6, 2016

Minutes Approved: *January 22, 2016*

Minutes submitted to Town Clerk: *January 22, 2016*