

APPROVED

HUNTINGTON PLANNING COMMISSION (HPC)  
Minutes of 28 March 2016



PRESENT: Everett Marshall, Terry Ryan, Joe Segale, Mark Smith, Shayne Jaquith

ABSENT: None

OTHERS PRESENT: None

MINUTES: Terry Ryan

RECEIVED

DATE

April 14, 2016

AGENDA

6 pm Public Comment

Minutes - Mail

Regs Revision

Adjourn

The meeting began at 1901; chaired by Everett Marshall.

**Public Comment:** None.

**March Minutes: MOTION:** Joe Segale moved to approve, seconded by Shayne Jaquith. Approved unanimously.

**Mail:** No discussion.

**Land Use Regulations (LUR) Revision:** The Commission discussed in detail Dimensional Standards for Sites, and Buildings, and the Village District section of the LUR, as revised in January 2016 with public comments. Principle aspects:

Looked over the January 2016 regs revision which incorporates the adjudicated comments. Joe Segale presented a summary table to Site and Building Dimensional Standards and the HPC discussed them, as well as the current "A" and "B" Village delineations.

- Setback distances in the Village districts. Since the Town Right of Way (ROW) is 4 rods in parts of the lower village, but 3 rods elsewhere, it was agreed that setbacks throughout the document should be stated from the edge of the ROW, rather than from the centerline.
- 4.02. I, garage setbacks agreed to be 20 feet as per the accessory structures.
- Some discussion of encouraging mixed use structures (e.g. store below, apartments above)
- The term "building breaks" needs to be defined (i.e. "architectural change of plane or appearance").
- **MOTION:** Joe Segale noted that with the dimensional standards aligned as we've now set them, the "A" and "B" Village Districts in the LUR are redundant. Terry moved to dispense with them and just have one "Village" District (as per the Town Plan). Joe seconded. After discussion, approved unanimously.
- The term "diagonal" was removed from 4.02.L
- Redundancies were corrected in 4.02.C.7

- Significant discussion about the number of bedroom to be allowed for B&B', Inns, Senior Housing and Group Housing in the Neighborhood District and Rural Residential Districts. Upped to the number of bedrooms from 10 to 15.

**Public Workshops:** LUR public workshops are to be held 2 and 23 May, and a June date TBD, to discuss the LUR draft regs as they will stand as of then. Details will be first agenda item, next meeting.

**Member Business:** Terry Ryan noted that there may be Huntington resident interested in the Clerk and/or document finalization work for the HPC, as he is aware of their availability from his work with the Huntington Conservation Commission.

**Adjournment:** Shayne Jaquith moved to adjourn the meeting; seconded by Joe Segale. The vote was unanimous. The Commission adjourned the meeting at 2101.

**Next HPC Meetings:** Will be 11 and 25 April 2016.

**Draft Minutes on town website:** March 30, 2016

**Unapproved Minutes to HPC:** 29 March 2016

**Minutes Approved:** March 11, 2016

**Minutes submitted to Town Clerk:** March 14, 2016