

APPROVED

HUNTINGTON PLANNING COMMISSION
Minutes February 22, 2016



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

RECEIVED

DATE

[Handwritten signature]
April 14, 2016

7 pm Public Comment
Minutes of December 14, 2015
Minutes of January 11, 2016
Mail
7:15 Regs - Immediate Revisions
Regulations Revisions
8:45 Member Business
9 pm Adjourn

The meeting began at 7:10 pm; chaired by Everett Marshall.

Public Comment: No public was present.

Minutes of December 14, 2015: and Minutes of January 11, 2016: Terry Ryan moved to approve all unapproved minutes; second by Joe Segale. Approved unanimously.

Mail: Wastewater permit, Mark and Marijke Smith, 1425 Bert White Road. Smith, who was at the meeting, noted that they were "shifting" septic capacity from weddings to Campanula (rental house).

In general discussion Everett Marshall talked about the first meeting after Town Meeting on March 14, which will include a reorganization of the Board. March 28 will be another meeting.

Regulations Revision:

The Commission discussed a presentation at Town Meeting, with Terry Ryan proposing having a draft of the regs available at Town Meeting. Joe Segale disagreed strong stating that the Commission should not put out a document that causes more confusion.

Mark Smith advocated looking at the rest of the town, the big picture, in addition to the villages. Marshall talked about the Flood Regs and that the state would want updates.

Segale proposed focusing first on village/neighborhood and get this section revised. He suggested inviting people who live in the villages to come and discuss the changes. Having this meeting in April was proposed.

Smith responded that he would like to look at ideas external to the town. He said he would like a consultant with fresh ideas, "Not to discredit our work."

A series of smaller meetings focused on subcomponents of the plan was proposed.

Heidi Racht had contacted Charlotte; Smith had contacted Richmond.

Returning the discussion back to the Villages, Segale maintaining the regs that address form but use will come under review. He suggested coming back with a proposal and state the changes. He said he felt the Commission had done a decent job of addressing the comments and the Commission had to make a few more changes.

Smith remarked that the document puts a lot of emphasis on a more active DRB. This group has a lot of exchange. He suggested that the Commission go home and then come back with new ideas.

Ryan replied that he agreed with a couple of public meetings, but he did not think that the Commission needs to "belabor this anymore." The document will need to be revised again. He also noted that it is ok to say concrete things – reg provide rules. The Commission has already come up with a plan - why aren't we following it? Even if the Commission does not get the grant, it still needs to move forward.

Smith said he was talking about using drawings that help people understand the document. "We are missing the potential here to produce a document that can engage people."

Marshall suggested going back to Conditional Use rather than Special Use.

Segale said the he would like to start with the village.

Marshall then proposed that anyone can look at another document to glean ideas rather than have the entire commission take the time.

Seagle advocated for workshops rather than hearings.

Smith said the he had been feeling that the Commission has been "subsumed on the rest of the districts. He felt that there needed to be a discussion on woodlands. He stated that most of the emphasis has been on the villages.

Segale proposed three workshops and one wrap-up meeting. Marshall suggested starting with the villages.

The Commission then talked about the format. For the purpose of the public hearings, the document needs to be simple and easily edited. Smith stated, "I will not sign off on this without design."

Proposed schedule: March 14 and March 28 – just focus on the village. Have a public meeting on April 11. On May 2, have a public workshop on the villages and on May 23 have a public workshop on the rest of the districts. The June meeting will focus on the Flood Regs.

Smith asked about the DRB process. Marshall said he would ask the DRB to look at the process section. Ryan concurred that the public didn't need to look at this until the DRB looks at it. Smith pressed on, "The public wants to be assured that the process is fair."

Segale asked about Site Plan Review, commenting that it appears throughout the document. Ryan added that the DRB should review the document and weigh in on the terminology. If the Commission gets the grant, the consultant would start in July.

Racht brought up the concerns raised by the Fire Chief about subdivision approval, and the Commission discussed this for a while, agreeing that he made excellent points about fire insurance.

Smith concluded that this is a conversation that the Commission needs to have with the Fire Chief. Racht also brought up Perella's request to change setback from variance to conditional use; he has been asking for this for about seven years.

There then was a discussion about how the regs have already taken two year. Ryan remarked that at some point "we say we're not taking any comments and we are moving on."

Member Business:

None.

Adjournment: Segale moved to adjourn; Smith seconded. Unanimous. The Commission adjourned the meeting at 8:31 pm.

Draft Minutes on town website: February 22, 2016

Unapproved Minutes to HPC: March 9, 2016

Minutes Approved: March 14, 2016

Minutes submitted to Town Clerk: April 14, 2016