

APPROVED



HUNTINGTON PLANNING COMMISSION

Minutes April 28, 2016

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

ABSENT: Joe Segale

OTHERS PRESENT:

MINUTES: Heidi Racht

RECEIVED

DATE

[Handwritten signature]
May 9, 2016

7 pm Public Comment
Minutes of April 11, 2016
Mail
7:15 Regulations Revisions
8:45 Member Business
9 pm Adjourn

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

Public Comment: No public was present.

Mail: none

Comments outside of agenda:

Terry Ryan relayed the following:

1. He sent an email to the Conservation Commission about the regs updates and public meeting;
2. Definitions have been moved to the front of the document. Mark Smith said he preferred the definitions in the back and to give a quick overview in the front. Everett Marshall comments that the section could be easily moved to the back.
3. Asked Heidi Racht if she was a member of the Commission since she had made comment during the meeting. Racht responded that she would comment during the meeting, when occasion warranted it as this is done by others, like at Selectboard meetings.

Minutes of April 11, 2016: Terry Ryan moved to approve; Mark Smith second. Approved unanimously with minor changes

Regulations Revision:

The Commission discussed the Powerpoint presentation for May 5 meeting on regs, prepared by Joe Segale. Racht had not received it. Copies were provided to all at the meeting.

Salient points of the discussion included:

Change date to May 5;
Agenda Slide – try to end the meeting by 8:30 pm;
Change in font size and increase in leading to make sub-points more readable;
Simplify some of the details on Status and Process slide;

Add Variances to line with Conditional Uses;

Light tan background (Smith) to make more contrast with text;

Definitions of Terms slide – Smith stated he wanted to discuss PUDs as an important option

Public Comment Themes slide – take out graphic and make the copy more readable

Major Changes to Village Core District slide – add road setback

Proposed Requirements to Support Village Characters slide – discussion of ROW and setback, which has traditionally been front the center of the road. This has to do with three-rod and four-rod roads.

Not everyone is in agreement with this.

Discussion Series slide – revisions include changing May 2 to May 5, removal of May 26 and replacing with TBD and similar action on June 27.

Marshall will contact Segale and give him comments and suggested changes.

Ryan said the public discussion should capture specific comments – speakers should state name and section.

It was decided that an HPC member will take the role of moderating lightly.

It was decided that Marshall will introduce the evening; Segale will police and Ryan will not police. Jaquith and Smith will contribute.

Fluvial erosion and river corridor – discussion of presentation. Terry Ryan suggested a joint workshop with Conservation Commission discussed.

What form would a public meeting take? The Commission discussed the last round of Flood Hazard Regulations that took place pre-August 2011 (Tropical Storm Irene) and how to proceed with a presenter. While there are many who have the expert knowledge of the material, the presenter needs to understand the regs as they pertain to this community. Most of the Lower Village is in the Flood and Fluvial Erosion areas, so there is a conflict with the village core encouraging infill development while the fluvial erosion areas preclude it.

Ryan will send Chris Stepaniak the draft regs and Jaquith offered to talk with the presenter prior to the meeting.

Smith asked why the Commission was focusing on flood and Marshall responded that almost all the focus at the last public meeting was on the village elements as this is where the most substantial changes had come from a year ago. All aspects of the regs will be addressed in a public forum.

Someone from the state rivers program will be brought in.

The Commission then discussed inundation and fluvial erosion and changes to the regs – the standards used to be 100' from the Huntington River and 50' from selected tributaries. The new corridor is 50' along all waterways.

Jaquith commented there were problems whenever a municipality tried to deviate from the state flood regulations. Inundation becomes unworkable. Ryan suggested sending the section to Rebecca Pfeiffer. Jaquith said that the federal program is also a factor – you have to have material or it doesn't work.

Member Business:

1. Smith informed the Commission about the Commons at Windekind.
2. Marshall talked about map services and the atlas. He talked about wildlife corridors. Pam Brannigan of CCRPC developed maps for the Town Plan. He wondered if it would have a benefit to have these updated . He will check in with AO Ed Hanson and see what he is now using.

Adjournment: Ryan moved to adjourn; Jaquith seconded. Unanimous. The Commission adjourned the meeting at 8:52 pm.

Draft Minutes on town website: May 2, 2016

Unapproved Minutes to HPC: May 8, 2016

Minutes Approved: May 9, 2016

Minutes submitted to Town Clerk: May 9, 2016