

APPROVED

HUNTINGTON PLANNING COMMISSION
Huntington Land Use Regulations Public Discussion Series
Minutes May 5, 2016



PRESENT: Everett Marshall, Terry Ryan, Joe Segale, Shayne Jaquith
ABSENT: Mark Smith
OTHERS PRESENT: see list at end
MINUTES: Heidi Racht

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DATE

[Signature]
May 9, 2016

Village and Neighborhood Districts Presentation

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

Marshall made introductions of the Commission. The participants in the room also introduced themselves.

Marshall explained the series and this meeting specifically. The Commission looked at comments made during and after the hearing held last spring and made changes. He noted that the comments were consistent with concerns of the people attending the hearing.

A Powerpoint presentation of changes to the draft regs made since the hearing last spring was given by Marshall and Joe Segale.

The regulations need to be updated to be compatible and support the land use goals of the Town Plan. The Town Plan was approved in 2014 and the Commission has been working on revising the regulations since that time. The document, now called the Land Use Regulations represents three documents now in effect - Zoning Regulations, Subdivision Regulations, and Flood Hazard Regulations. Other changes include revision of the standards, definition of the DRB (Development Review Board) process.

Marshall explained that the present villages have been divided into two areas: village and neighborhood. The Commission revised the standards and reviewed terms.

Segale said that the Commission determined that it needed to allow for most density in the village districts. He explained the comment themes, and the purpose of the village district.

During a discussion of setbacks and the change from measuring from the center of the road to the measuring from the edge of the setback, Roman Livak argued that the Commission should look at the recommendations of the fire department. He inquired, "Is this based on fact or is it out of the air?"

After the remaining points were made on the purpose of the Village District, and requirements that support village character, and the purpose and highlights of the Neighborhood District, the meeting was opened up for questions and discussion.

David Worthley began the discussion with comments about the Village District goals. He said, "Over the years, we have discussed sidewalks, parking, traffic calming. When we talked about all these things, the residents didn't want these." He spoke about the recent meeting on the traffic study and asked whether an 8-foot setback was enough room to plan for the future? He urged the Commission to think long range. Marshall responded that the HPC should circle back to traffic calming.

Heather Pembroke asked how the Commission determined the village versus neighborhood districts. Marshall responded that it came out of the Town Plan Village Code. The Town Plan will need to be amended for the additional area.

Roman Livak pointed out that Huntington Woods and Roberts Park are .9 acres. He suggested amending the regs to reduce the number of non-conforming lots. Joe Segale responded, that, it's less about what's there now and more about what could happen.

Aaron Worthley noted that the purple and red areas on the map originated around Village Code. The red was to be more commercial and the purple more residential. He asked if the Commission was stilling working on this concept. He encouraged more commercial outside the village core.

Darlene Palola asked about whether commercial development would be allowed in the pink (Neighborhood) area. Marshall responded that it would require DRB approval. Segale added that all non-residential projects require DRB approval.

Livak pointed out that Hanksville is not a village center because it does not have enough density. A basic timeline was given with a goal of having the regs completed for Town Meeting Day 2017.

Doug Quesnel asked if the regs are broadening the area for the village for 10 or 20 years? Right now, the village area only allows for redevelopment.

Back to discussion of Hanksville, Livak opined that the Neighborhood District should lead into a Village, but there's no village.

Heidi Williams remarked that she had difficulty looking at the maps online and printed. When she blew up the PDFs, the labels became fuzzy. She wants bigger maps.

Segale explained the borders around the Lower Village.

Livak asked about sidewalks, parking, septic in the village. He pointed out that these improvements are expensive infrastructure. need specialized equipment "Who is going to pay for this?" He added, "There are no resources to pay for sidewalks." Segale responded that there are sidewalks in the Capital Plan.

Livak went on. If the area is developed and the septic [capacity] ran out, does the first developer pay for everything and everyone else gets by cheaper?

Pembroke asked about the village street types. On the maps, where would these be found?

David Worthley asked if the intention of the HPC was to have no commercial activity outside the villages. Terry Ryan confirmed that the intention was not to limit commercial activity to the villages.

Worthley then asked, "What would define whether the DRB would approve or disapprove?" Segale responded size, noise, traffic.

Marshall then encouraged the participants to look at the regs and make comments. "If we are missing things, we should be informed." He asked to have things "spelled out."

Darlene Palola asked about parking on the street instead of behind the building. She said it was a nicer presentation [to not have cars parked along the road] and the runoff can be controlled better than from cars parked on the road. Segale responded that this is what is seen in Vermont villages, citing Bristol and Richmond as examples. Palola replied, "It might be advantageous to have parking out back." Segale then said that the goal was to not have parking lots out front.

Livak added, parking out front [along the road] has been shown to be effective in traffic calming studies. "It reminds people that they shouldn't be speeding." Aaron Worthley further stated that diagonal parking "helps to remind people that there is a lot of activity."

Heidi Williams asked if any of the current Village District is not going to be in the proposed Village or Neighborhood District. Is any moving to Rural Residential? Marshall responded, "no," and Segale added, "We have to decide where the Village/Neighborhood line is."

Gordon Miller asked if the regs intended to limit real estate signs to less than 3 months. It was confirmed that this was not the intention and the matter would be revisited.

Jeannette Segale thanks the Commission for its work.

David Worthley asked for a timeline. Marshall explained that the Commission had applied for a grant to get professional help drafting the new document. He then proposed an ambitious goal of having the document ready for town Meeting 2017.

Livak (page 46, K4) commented that the use of the phrase "prevents strip development" should be stated more positively. There then followed a brief discussion about the terminology with Terry Ryan noted that the definition had been previously stated.

Palola asked about the Performance Standards as she saw no standards for stormwater run-off. It is going to be required by the Vermont Department of Environmental Conservation. The DRB is going to have to restrict development from having pollutants run into surface waters. She noted that is not about construction run-off. It will have to be put into the Town Plan, so it is required by whoever builds. Segale added that the state is considering decreasing impervious surface coverage from one acre to a half acre.

Shayne Jaquith talked about the new standards for municipal roads that require the Road Foreman to work with the town to start thinking about how developments are laid out so water isn't shunted into

the town's drainage system. He added that he had met with Yogi {Alger, Huntington Road Foreman] on Economou Road. Further comment included that development can impact the flow of water and that developers would need to design projects so the water drains away from roadways/ditches.

Aaron Worthley responded to earlier comments about why the Commission is focusing on the red area [on the map] if it's not developable by stating that it can be redeveloped. This will provide a document that "looks into the future and create a framework for planning, instead of reacting."

Adjournment: The meeting ended at 8:40 pm

Draft Minutes on town website: May 9, 2016

Unapproved Minutes to HPC: May 9, 2016

Minutes Approved: May 9, 2016

Minutes submitted to Town Clerk: May 9, 2016

Participants: Roman Livak, Joseph Spence, Jeffrey Beaulieu, Deborah and David Worthley, Doug Quesnel, Ruth Little, Ken Abazia, Gordon Miller, Nektarius and Christa Konstantinapoulous, Darlene Palola, Jeanette Segale, Krin Barberi, Heidi Williams, Paul Finnerty, Aaron Worthley, Ryan Elliott.