

APPROVED

HUNTINGTON PLANNING COMMISSION

Minutes May 9, 2016



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

ABSENT:

OTHERS PRESENT:

MINUTES: Heidi Racht

RECEIVED

DATE June 29, 2016

7 pm Public Comment
Minutes
Mail

7:15 Brief Review of May 5 meeting

7:35 Prepare for May 23 meeting

8:20 Member Business

8:30 Adjourn

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

Public Comment: No public was present.

Minutes of May 5, 2016: Terry Ryan moved to approve; second, Mark Smith. Approved unanimously with minor changes.

Mail: No mail requiring action.

Review of May 5 meeting:

Comments included:

1. Ryan – startling well
2. Marshall – comments on boundary of village area as designated in Town Plan
3. Ryan – village – don't have a really good definition that is on a map; need to show the actual boundary
4. Marshall – if a new district is created, the Town Plan will need to be amended
5. Segale – this would be a minor amendment. Print out a decent-sized map with both villages (Lower Village and Huntington Center) - where you can draw on it

Discussion then went on to Hanksville village, currently in the regs as Neighborhood District. At a future meeting, look at villages to see where lines should be.

Smith said he liked the word village – a place where people congregate

After some discussion about the response to the maps, Smith asked what people didn't like about the maps, Ryan replied that it's not like people were upset, they just wanted to know. The discussion then went on to map quality – the maps in the Town Plan can be "fuzzy," but the maps in the regs should

be specific. Some people own property in multiple districts – should the entire property be zoned for one district.

ACTION ITEM: Marshall will ask Pam Branagan (CCRPC) to do a larger map with topographic / natural boundaries and 2' contours; also, parcels and property boundaries; also, existing zoning.

Smith then talked about social patterns in the village. The designation of village district needs to be “meaningful.”

Smith asked about comments about traffic calming. The response was that it was hard to tell from the public meeting. Segale stated that land use regs regulate the development of land; traffic calming is a town/Selectboard issue. Smith disagreed saying, when you regulate land, you create conditions. This is a by-products of regulations. PUD is a kind of land use pattern with definite outcomes. Segale then said it was up to the town to make improvements. Smith said we have to look at larger outcomes.

The Commission discussed storm water outside construction. Development in the form of single family residences can impact roads. Jaquith talked about the state’s new work on storm water, including assessing erosion points. Town will be developing capital plan to look at site layout to make sure properties don’t change drainage into underside culverts.

Segale asked if the HPC was ready to do this. He suggested starting with what we have the most control over. The control is with driveway permits. Segale talked about road and bridge standards, which a town can adopt to make sure storm water coming off property will not add to a town’s water flow.

Reviewing standards for commercial development was discussed, raising the question as to whether Section 5.10 is adequate. Ryan said he wanted to be sure that things that are out of the ordinary get review.

Smith responded that the DRB hearings have been thoughtful. In terms of variance, it is hard for the DRB to grant approval.

Marshall suggested looking at the traffic calming study. The Commission also discussed Segale’s suggestion to increase the lot width to 200’. In the proposed regs, the maximum building width is now redundant because it was based on 120’ maximum width. The group decided to leave in the building breaks and take out the maximum widths Smith commented that the buildings need to be in character with what is already there: traditional people-size buildings for 200’ width.

May 23 meeting:

The meeting is at the church, not the Library.

Action item: Segale will update Powerpoint presentation to show minor changes.

The Commission also decided to cover the Standards for the town, PUDs, Accessory Dwelling Units.

Member Business:

1. Arrive on May 23 at 6:30 pm.
2. Segale will bring a projector.

Adjournment: The meeting ended at 8:34 pm

Draft Minutes on town website: May 16, 2016

Unapproved Minutes to HPC: May 19, 2016

Minutes Approved: June 27, 2016

Minutes submitted to Town Clerk: June 28, 2016