

APPROVED

HUNTINGTON PLANNING COMMISSION
Minutes June 13, 2016



PRESENT: Everett Marshall, Terry Ryan, Joe Segale, Shayne Jaquith
ABSENT: Mark Smith
OTHERS PRESENT: Darlene Palola
MINUTES: Heidi Racht

RECEIVED *[Signature]*
DATE *June 20, 2016*

- 7 pm Public Comment
Minutes of May 9, 2016
Minutes of May 23, 2016
Mail
- 7:20 Review May 23 public meeting
Review regulations relevant to Flood, Fluvial Erosion, Stream and River Buffer, Stormwater
Plan for next public meeting
Member Business
- 8:45 Adjourn

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

Public Comment: Darlene Palola participated throughout the meeting.

At this point, Marshall explained to Palola that it is timely for the Conservation Commission to send in comments that are applicable. He acknowledged that some Natural Resource sections need strengthening.

Minutes of May 5, 2016: Terry Ryan moved to approve; second, Joe Segale. Approved unanimously.

Minutes of May 23, 2016: Terry Ryan moved to approve; second, Joe Segale. Approved unanimously with minor changes.

Mail: No mail requiring action.

Review of May 23 meeting:

A synopsis of comments were compiled by Segale and circulated before the meeting, including:

Village District

1. Verification of boundary between village and neighborhood districts. Conclusion is to print out a really big map.
2. Are the proposed side yard setbacks acceptable to the fire department. Conclusion: talk with Fire Chief Tate Jeffrey.
3. Does the front yard setback leave enough room for sidewalks, on-street parking, etc. Look into this some more

4. Is Hanksville all neighborhood district? And should it have a village district? Conclusion: keep as neighborhood (1 acre).
5. How do village street types fit in? This is still in the draft. In subdivision, what does this mean practically to someone moving in. Huntington road standards should be determined by discussion on noise. Relevant to this, there was some discussion about trucks speeding into the village and then using engine breaks, which are quite loud. Palola said she felt her house, at 50 feet, was too close. Segale talked about the road standards from VTrans. The town is focused on ditching. Decision to put on list to see how street types fit in. The Selectboard would have to do this. Jaquith pointed out that there is a natural inclination to make roads wider. Segale pointed out that wider roads are harder to maintain. This led to a discussion of the recent work on Taft Road, which involved increased ditching and widening of the road.

Rural Residential

1. Should a 15-room bed and breakfast be allowed. Segale discussed the economy of scale. Jaquith pointed out that towns that have recreation, such as ski areas or water bodies, have a recreation district. He said to think about once buildings get that size, it is part of the economy of the town. The HPC concluded that it was okay with a 15-room bed and breakfast in this district.
2. Should condos be allowed? Discussion about how a duplex cannot be put in the RR district unless it is a PUD, which is 4 or more units. Discussion of what a condo is, including a single building that is divided and sold to different owners.
3. Verify minimum lots size – it is five acres per dwelling but what is the minimum lot size for non-residential. Should it be minimum and maximum? Conclusion is to check with CCRPC and then also look a best practices. Also, is there a limit on size of commercial buildings in this district? If the total area of the lot being developed is 15%, what would be the of outbuildings? Right now, there is only a size limitation for height. Discussion about the building that Jedediah Randall put up that is commercial, but was an application for a residential outbuilding. The town does not have a lot of staff and is dependent on the honesty of the property owner. Ryan said it is exceedingly unlikely that someone will build something that big.

Woodland District

1. Should year round residences be allowed as a conditional use or not at all? Ryan has no problem with it as it is dependent on septic and water supply. Segale said he wasn't sure if he agreed. Marshall pointed out that this would put roads in steep areas. At the very least, the building should be 1500 square feet and not 1500 footprint. Jaquith asked for the purpose of the district. The HPC decided to take it out. Ryan disagreed, stating that a three-season camp isn't really all that different. Marshall said this allows camps. Segale said that not being hooked into the grid may be a limiting factor. Jaquith suggested tightening it up – not allowing road travel in winter, bear season. 25 acres minimum lot allows 1500 square feet every 25 acres. Marshall talked about habitat and Jaquith talked about keeping unfragmented habitat; elevation is not used as a surrogate so road gets squeezed in next to river. Segale said Conditional Use performance standards related to natural resources should be inflexible. The change in the district as relates to allowing year-round houses came as the result of one property owner wanting it to change as he has a potential house site. Is this good zoning? What is the trend in the state, asked Jaquith. He pointed out that the town exists in the context

of the state. Segale said there were inherently more issues. Ryan asked about hypothetical like rebuilding a house. Decision is to put seasonal dwelling definition back into the document.

Other general discussion

1. merged lots – Marshall said it was an important rule and the Commission will consult the CCRPC.
2. Real estate signs being limited to three month – will change in regs, so it is not time limited.
3. Stormwater runoff from residential lots and driveway needs to be addressed in the driveway standards.
4. Two issues are runoff onto roads and runoff onto others' property. In normal events, these driveways don't cause a problem. However, there are more extreme weather events and things need to change.

Flood Regulations

1. verbatim – took Rebecca Pfeiffers's comments
2. discussion on length of document and professional help is needed to work on this. Decided to go with River Corridor, which is what the state recommends
3. New language came up after the Town Plan was passed
4. Marshall proposed getting ris of 50' and 100' buffers and just ave river corridor and 50' as defined by the state
5. Jaquith will work on document and send it out

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.

Member Business: None.

Adjournment: The meeting ended at 9:08 pm

Draft Minutes on town website:

Unapproved Minutes to HPC: June 23, 2016

Minutes Approved: June 27, 2016

Minutes submitted to Town Clerk: June 28, 2016