

APPROVED

HUNTINGTON PLANNING COMMISSION
Minutes July 20, 2016



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

ABSENT: Shayne Jaquith

OTHERS PRESENT: Emily Nosse-Leirer (CCRPC), Regina Mahony (CCRPC), Barbara Elliott
(speakerphone)

MINUTES: Heidi Racht

RECEIVED

DATE

August 11, 2016

Meeting with CCRPC reps to discuss times/funding for regs approval
Review finish Flood, Fluvial Erosion, Stream and River Buffer, Stormwater
Plan for next public meeting
Public Comment
Minutes of July 7, 2016
Mail
Member Business
Adjourn

The meeting began at 3:34 pm; chaired by Everett Marshall.

Meeting with CCRPC reps - funding and moving forward on project:

The Commission met with Regina Mahony and Emily Nosse-Peier from CCRPC to discuss revisions to the regulations and proposed a timeline and allocation of funds. A document with assigned hours was the core of the discussion.

Marshall explained the HPC's process, which has included two drafts of zoning in the village, which has been influenced by form-based code. After having two hearings, the HPC has changed the zoning in order meet the concerns of the residents who attended the hearing. Elements of FBC have been retained, but the function would have oversight, in the form of Conditional Use Review rather than merely allowed uses that meet the standard. Also, setbacks and other FBC elements have been modified.

Joe Segale explained that the intents of the HPC and resident were "parallel" and there is "an enormous sentiment to protect the villages in their current form." He asserted that the consensus of the Commission is strongest with the people who come to the hearings."

Terry Ryan said the document had been drafted and the Commission was looking for comments. He gave an overview of what has been done, and described the document as "rough."

Marshall said he wanted the CCRPC to help with introduction. Ryan said he had already done a revision and it was in the version he had sent to the HPC.

Mark Smith talked about his vision for the document, noting that he felt the purpose of the document was to have “the ability to engage, appeal and educate” the reader. He said it needed to have an impact – “what happens when people open it up” and he would still like to see more “soul.” One means of accomplishing this is visuals – photos, graphs, illustrations, etc.

Marshall referred to the St. George regulations, which he said had been a model for the HPC.

Ryan brought concerns about the number of zoning forms. Racht responded that they had been revised and the number reduced; a single form would not suffice. There then followed a discussion about whether the forms should be part of the regulation or not as a change to the form would mean a revision to the reg. The matter will be discussed at a later date.

Regina Mahony summarized that the number one task is to get the regs in shape. THE CCRPC will help with the next step. Ryan stated that the regs are all done and the hours for working on the regs could be allocated to item 4 (revised and organize town-wide and district standards to removed redundancy). Segale added that the regs could be restrictive everywhere – or not - the Commission needs to make a decision one way or other. Smith added that the document tends to make districts “stand alone” rather than reflect an entire connection between areas. Marshall noted that there is some language in the Town Plan that doesn’t translate to the regs. Smith responded that this is a cohesive community and there needs to be more of a connection.

Marshall asked if a large map could be produced so the Commission could determine where the village boundaries are. Segale said the group wanted to look at parcel boundaries and natural features. Smith talked about the cultural features also being considered.

Mahony said that CCRPC planned to meet with the Selectboard, but Segale said it should be the Planning Commission meeting with the Selectboard. Smith asked about the protocol with the Selectboard. Mahony said she supported a meeting of the Commission and the Selectboard early in the process. She also said that the CCRPC would be at the public meeting when the draft is presented.

Marshall talked about Sections 5, 6 and 7 in the attachment to the contract.

Barbara Elliott suggested that CCRPC could hear what works and offer technical information.

ACTION ITEM: As the members of CCRPC who were at the meeting had not received the document, Ryan said he would send it.

Smith talked about creating a strategy to engage the Selectboard and the public. The goal is to have strong public engagement and a broader base of the public participating. Segale added that the Commission was doing all it could for outreach.

Smith said that the town has “always done well when it’s hot [controversial]” and he talked about the Fuller House grant, which had a tremendous amount of participation. He said that the Commission needs to “create the notion that this is important.”

Segale then talked about the flood regulations, stating that the goal is protect infrastructure and houses. Emily Nosse-Leirer will be available for the public meeting on August 22.

He then went on to say that he wanted to reemphasize Smith's comments on getting visual help.

Seagle then talked about Rural by Design principles. Marshall said the regulations needed language to give guidance to the DRB. Smith said that the DRB interprets the regs for a project. The regs need to look at what is allowed. The better the regs are as a tool, the better the decision will be with the application. An example, Marshall said, is the DRB's desire to have setback issues be addressed with Conditional Use, rather than Variance. Mahony responded that this was a Variance and not Conditional Use. Mahony also suggested more specificity.

Mahony asked if CCRPC should go through the whole document and add visuals and bring back in sections with the whole document, so it reads as one piece. Segale said that he wanted CCRPC to look at the document with whole new eyes. Mahony said you want to know if it needs an overhaul or if it is ok. Ryan talked about definitions. Segale added that people use it as a reference, not read as a book: "Would a developer who wants to subdivide understand this?"

Smith then talked about the bigger picture, noting that the Commission is working in a microcosm.

The times was reviewed:

August 8 – look at maps, which should have water features, parcels, habitat; villages and surrounding areas. Marshall asked for light contour lines.

August 8 – Review flood regs

August 29 – meeting with Selectboard about Capital Planning

Flood Hazard Regulations/ Plan for August 22:

Discussed very briefly as Jaquith was not at meeting.

Discussed same in context of August 22, the next public meeting. Work on intro and frame it ; get rid of some of the slides around channeling.

Public Comment: No public was present.

Minutes of July 11, 2016: Ryan moved to approve; second, Segale. Approved unanimously with changes, including Smith's request that the language on the table for the flood regs be changed so the property owners know that the state does not allow channel work.

Mail: Perused NOFA information about expanded farming activities; Smith took information sheet.

Member Business:

1. Ryan talked about attending the last DRB meeting. His comments were not positive, including that he left the meeting early. He did not like the Board's handling of applicant Jedediah

Randall. Smith objected to Ryan's comments and discussed the process and why the applicant had to return twice.

2. Segale discussed the Act 248 hearings. In order to participate, the town must have an Energy section that is approved by Regional Planning. There followed discussion on the big picture of energy. Marshall suggested discussing this with the Selectboard on August 29.
3. Segale mentioned having a trails plan, which was met with enthusiasm.

Adjournment: Terry Ryan moved to adjourn; second by Joe Segale. The meeting adjourned at 5:16 pm.

Draft Minutes on town website: July 24, 2016

Unapproved Minutes to HPC: July 28, 2016

Minutes Approved: August 8, 2016

Minutes submitted to Town Clerk: August 11, 2016