

APPROVED

**HUNTINGTON PLANNING COMMISSION**  
Minutes November 14, 2016



**PRESENT:** Everett Marshall, Mark Smith, Shayne Jaquith, Joe Segale

**ABSENT:** Terry Ryan

**OTHERS PRESENT:** Regina Mahony (CCRPC)

**MINUTES:** Heidi Racht

RECEIVED  
FOR RECORD  
DATE November 20

2016

7 pm Public Comment

Minutes of October 10, 2016

Mail

7:12 pm Review and discuss latest draft of regs, sent by Regina Mahony (CCRPC)

8:45 pm Member Business

9 pm Adjourn

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

**Public Comment:** No public was present.

**Minutes:** Joe Segale moved to approve the minutes of October 10, 2016; Everett Marshall, seconded. Approved; Shayne Jaquith abstained.

**Mail:** None.

**Regulations:**

The Commission met with CCRPC staff member Regina Mahony to review the latest draft of the regs. Before settling into the draft, the Commission discussed Site Plan Review and Conditional Use Review. Mahony explained that Site Plan Review, generally used for commercial use, can be used for anything above single family residence/duplex. Site Plan Review and Conditional Use Review, which used to be functions of the Planning Commission and ZBA, can be combined in a DRB hearing.

Most discussion was on the draft use table.

Salient points of the discussion:

1. Seasonal dwelling – prohibited in village/neighborhood /conservation; conditional use in woodland and rural residential.
2. 2. Group home has to be consistent with Fair Housing Law – agreed to take it out if not required (Mahony will research and get back) in some districts.
3. Outdoor market needs definition. Farm is exempt. 50% of what is produced on the property (or more).
  - a. Question – what does it mean to be outdoors for a market? Simple seasonal structure; not heated. After discussion, this was taken out of the rural residential district.
  - b. Discussion on day care centers, garden center, vehicle repair standards.
    - i. Day care center – Mahony said she “mimicked” the language in the state regulations
    - ii. Discussion on home day care (allowed in residence with few children, numbers

set by the state) versus day care centers, which are separate structures with more activity: children, staff and traffic - PPPCX – districts shown, reading across on the table

- iii. Places of worship – need to be allowed
- c. Recreation
  - i. Discussion of parking for commercial use and how it impacts the area
    - 1. Parking and other things need to be through Conditional Use – if you are developing parking and trail head facilities, you need to get a permit.
  - d. Rural Enterprises – Mahony talked about how this is similar to ag diversification “where we don’t know where it is going to go.”
- 4. Discussion on Single Family Residents, duplex, triplex – all allowed on one acre
- 5. Discussion of track changes – despite the many changes, the HPC decided to keep because it can be hidden if the document becomes too hard to read, but was important to track the flow of the discussion
- 6. Mark Smith talked about the importance of graphics – the document is not there yet

**Member Business: None**

**Adjournment:** Joe Segale moved to adjourn; Shayne Jaquith seconded. The meeting adjourned at 9:03 pm.

**Draft Minutes on town website:** November 19, 2016

**Unapproved Minutes to HPC:** November 19, 2016

**Minutes Approved:** November 28, 2016

**Minutes submitted to Town Clerk:** November 28, 2016