

APPROVED

HUNTINGTON PLANNING COMMISSION
Minutes December 12, 2016



PRESENT: Everett Marshall, Terry Ryan, Shayne Jaquith, Joe Segale
ABSENT: Mark Smith
OTHERS PRESENT: Regina Mahony (CCRPC) via speakerphone
MINUTES: Heidi Racht

RECEIVED
FOR RECORD
DATE

[Signature]
January 20
2017

7 pm Public Comment

Minutes of November 28, 2016

Mail

7:15 pm Review and discuss latest draft of regs with Regina Mahony (CCRPC)

8:30 pm Member Business

8:45 pm Adjourn

The meeting began at 7:04 pm; Everett Marshall chaired the meeting.

Public Comment: No public was present.

Minutes: Terry Ryan moved to approve the minutes of November 28 2016; Joe Segale, seconded.
Approved with changes.

Mail: None.

Regulations:

The Commission met with CCRPC staff member Regina Mahony via conference call to review the latest draft of the regs.

The discussion covered a variety of topics including requesting the next draft from Mahony in January. Joe Segale said he had questions on Section 1. Mahony suggested going though each of the new sections that she sent:

5.13 Farming and Silviculture

integrated ag section

Added Section D

Discussed building a farm building that is likely to be converted to another use

Add in writing to #1

Review 2 and 3

Section E

Jaquith asked about whether ag was being subject to Flood Hazard Regulations

Ryan responded that the property owner must notify the Administrative Officer about the building, but is exempt from getting a zoning permit, but still need to meet the setbacks

Jaquith commented that setbacks are only from the lot line and "you can still build a barn in the river corridor."

Mahony replied that the ag regs "kick in" and the HPC needs to look at more detail in the ag rules.

What happens depends on the size of the enterprise.

In response to Segale's question about how would it be referenced, Ryan replied that the AAP (Accepted Agricultural Practices)
Marshall asked Mahony to look into it.

5.15 Gasoline Station / Motor Vehicle Sales and Service

Mahony said, "You are going to need a gas station somewhere. This describes what a gas station/convenience store could look like." She explained that the language was borrowed from the Charlotte regs. The Commission discussed the requirement for a canopy with Ryan commenting that this is required now for fire suppression. Beaudry's Store is grandfathered. Mahony noted that the current reg has language the tries to avoid gas station convenience stores. Segale responded, "We want language that allows Beaudry's to continue if it gets sold. Ryan asked about the purpose of this language. Mahony responded that it would set parameters for a gas station/convenience store. Segale said it could be taken about the Neighborhood District. Ryan then said, "I don't see that singling out gas stations is something we want to do. I think what is in the regs now is adequate and we don't need this section. Mahony will remove 5.15.

Section 5.16 Stormwater

Discussion on state permits. Mahony explained that a major projects is 10,000 square feet. The state is considering dropping down the coverage to a half acre (now 1 acre)
Ryan asked about agriculture and forestry and Mahony clarified that those are exempt
Segale commented on disturbed ground, referencing construction and final impervious surface.
Marshall added that they surface water may need to be directed from the road; Jaquith added that the state deals with construction and permanent surfaces. He then talked about the relevancy because the it will need to be dealt with at the municipality level. He then gave the example of Economou Road and the residential construction that created stormwater runoff. He said, "Municipalities are going to have to deal with this structure by structure." Marshal commented that it needed to be in place for new structures. Jaquith said that a good site design doesn't "drive up the cost of development." Marshall added that if people see this, they could do a better job. Mahony said that the table is from the Westford regs. She talked about what other municipals are doing. Segale concurred, "We should do what other towns do." Ryan said there was more detail than "I care to have."
Jaquith talked about driveway access (Section 5.11 F3) stating that the DRB is a better body to issue stormwater permits. Segale asked, "Is there a better way to walk into this. How do we practically expect the DRB to wrestle with this?" Mahony replied that the town is going to need to manage stormwater. "It is more of a driveway issue." Segale and Marshall commented on the issues of clean water and destruction of infrastructure.
The HPC agreed to keep this section.

Section 5.17 Landscaping and Screening

Racht commented that she thought this was too much detail and Segale reminded the group about the windows. After some discussion, Marshall commented that "some is good." Ryan thought this should be mentioned, but "don't get into too much detail."
Mahony said she will simplify.
The group discussed parking, street trees, parking lots, removing fences. At the end of the

discussion, the group decided to remove most of the language. Segale remarked that this is not something that has come up at previous meetings. Racht said that it had come up with the DRB and was a big issue with the DRB not having a unanimous decision because of apple trees versus conifers for screening.

Marshall wrapped up the discussion: January 9 is the next meeting. Mahony will make lots of progress by then. She will deliver the document the week before the meeting (January 2).

Jaquith asked about the Vermont Flood Hazard Area and River Corridor Rule. He noted that this rule was referenced in the section on agriculture.

Racht mentioned that the glazing definition needed edits. The Commission asked Mahony to take out the last sentence.

Mahony asked the HPC to look at what she had sent.

Member Business: Discussed finding a new member for the Commission as Mark Smith said he is not running for re-election.

Adjournment: Joe Segale moved to adjourn; Terry Ryan second. The meeting adjourned at 8:40 pm.

Draft Minutes on town website: December 17, 2016

Unapproved Minutes to HPC: January 4, 2016

Minutes Approved: January 9, 2017

Minutes submitted to Town Clerk: January 19, 2017