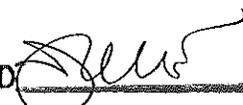


Town of Huntington — Selectboard Meeting

Monday, May 19, 2014—6:30 pm

Annex – Community Church of Huntington

APPROVED MINUTES

RECEIVED   
DATE June 30, 2014

<p><b>Agenda</b></p>	<ul style="list-style-type: none"> <li>• Public Hearing: Proposed Commission / Development Review Board</li> <li>• Public Comment (Mark Smith; General Public)</li> <li>• Committees-Board-Commissions: (Conservation Commission—process amendment and scoring matrix; Town Hall Committee—VT Housing &amp; Conservation Board Grant for roof replacement; Retreat/ Strategic Planning)</li> <li>• Town Plan: Working session to review public Comment</li> <li>• Minutes (05/05/14) and Warrants</li> <li>• Highway &amp; Administration (Correspondence; Updates; Other / New Business)</li> <li>• Wrap-up</li> </ul>
<p><b>Selectboard members present:</b></p>	<p>Jim Christiansen (Chair), Dori Barton (Vice-Chair), Doug Graver, Roman Livak, Nancy Stoddard</p>
<p><b>Staff/Officials present</b></p>	<p>Barbara Elliott (Town Administrator), Heidi Racht (Town Clerk)</p>
<p><b>Others present</b></p>	<p>Ruth Blodgett (Times Inki), Knox Cummin, Dana Cummings, Natalia Czar, Barbara Felitti, Linda Fickbohm, Margaret Fowle, Lee Krohn (CCRPC), Jeffrey Krull, Tristan Leggett, Everett Marshall, Gordon Miller, Dhyam Nirmegh, Darlene Palola, Joe Perella, Rebecca Ryan, Mark Smith, Dawn Taylor</p>
<p><b>Call to order</b></p>	<p>Jim Christiansen called the meeting to order at 6:33pm</p>
<p><b>Public Hearing on Moving to a Planning Commission / Development Review Board (DRB) Model</b></p>	<p><b>Introduction</b></p> <ul style="list-style-type: none"> <li>• Christiansen explained the purpose of the hearing (to hear comments on the proposed change to move from a ZBA to a DRB and not on other elements of the Zoning or Subdivision Regulations; to hear comments on the merits of the proposal and not to engage in debate); the hearing process; that written comments can be submitted to the Town Administrator until noon May 29<sup>th</sup> for the Selectboard’s consideration; and that the Selectboard intends to vote on the plan at their meeting on June 2, 2014.</li> </ul> <p><b>Overview</b></p> <ul style="list-style-type: none"> <li>• Lee Krohn from the Chittenden County Regional Planning Commission (CCRPC) gave an overview of how the DRB model works, the benefits and challenges of changing from a ZBA to a DRB, and the mechanics of making the changes from a ZBA to a DRB model.</li> </ul> <p><b>Public Comments</b></p> <ul style="list-style-type: none"> <li>• Joe Perella: Expressed support for changing to the PC/DRB structure of planning. Contrary to an opinion expressed at Town Meeting, he is opposed to having the DRB be an elected body, given its adjudication and quasi-judicial roles. Krohn noted that he is not aware of any elected DRBs.</li> <li>• Dawn Taylor: Asked why the proposed DRB would be appointed rather than elected. Barton and Livak indicated that as far as they both knew, Huntington’s Zoning Board of Adjustment has always been an appointed board. Taylor stressed the importance of communication between boards, citing examples</li> </ul>

	<p>where she feels it has been lacking. She requested the Selectboard review the minutes of the Planning Commission’s public hearing and the written comments submitted to them prior to the Selectboard making a final decision.</p> <ul style="list-style-type: none"> <li>• Barbara Felitti: Expressed support for creating the DRB, indicating that having one board would simplify the permitting process.</li> <li>• Mark Smith: Expressed support for creating the DRB stating that it is a valuable tool for enabling the HPC to function at a higher planning level.</li> <li>• Gordon Miller: Indicated he had initially supported the transition however he is now opposed to restructuring the boards. He indicated that it will result in the HPC doing their planning in a vacuum. He also indicated that he does not believe the HPC is currently overburdened with work given the limited development in Huntington.</li> <li>• Everett Marshall: Expressed support for creating the DRB model. He stated that while there may not have been many preliminary or final subdivisions before the Planning Commission, each tends to involve a number of meetings regarding sketch plan reviews and preliminary discussions.</li> <li>• Darlene Palola: Expressed support for creating the DRB as it can provide greater clarity on how to work through the details of development projects.</li> <li>• Jeffrey Krull: Asked how the appeal process would work with a DRB. Krohn indicated that it is the same process as with the ZBA: if an applicant does not agree with a decision they have the option of going to Environmental Court.</li> <li>• Robin Worn: Submitted written support for creating the DRB.</li> </ul> <p><b>Closure</b></p> <ul style="list-style-type: none"> <li>• Christiansen thanked the attendees for their comments and Graver thanked the Planning Commission members for the enormous amount of time and effort they put into preparing the revised plan. Christiansen closed the Public Hearing at 7:21pm and indicated that written comments will be accepted through noon on May 29. The Selectboard will vote on whether to adopt the DRB model at their June 2, 2014 meeting.</li> </ul>
<p><b>Public Comment</b></p>	<p><b>Mark Smith</b> – Smith addressed the Selectboard as a follow up to building permit concerns raised regarding the new dwelling he constructed on Bert White Road. He indicated that he appreciates the way that Town boards, officials and staff have dealt with this situation.</p> <p><b>Dawn Taylor</b> – Read a statement regarding driveway access regulations for accessory dwellings and stated that she respectfully requests that the Selectboard remove “and no additional access drives are to be created” from Section 5.7.1(3) of Huntington’s Zoning Regulations.</p>
<p><b>Committees – Boards – Commissions</b></p> <p><b>MOTION: Conservation Fund</b></p>	<p><b>Town Hall Committee (THC) – Roof Replacement Grant</b></p> <p><b>Conservation Commission</b></p> <ul style="list-style-type: none"> <li>• At May 5 Selectboard meeting, the Conservation Commission submitted two documents for Selectboard consideration. The first is a proposed draft scoring matrix they developed to use as a comprehensive tool for evaluating applications for Conservation Funds. The second is a revised Conservation Fund Application Process which changes provisions for public comment to the Selectboard on proposals from an optional opportunity to a requirement prior to the Selectboard voting on the application.</li> <li>• <b>MOTION:</b> Livak moved and Stoddard seconded that the Huntington Selectboard adopt an amended Conservation Fund Application Process as proposed by the Huntington Conservation Commission dated April 10, 2014 as written. Passed unanimously.</li> </ul>

<p><b>MOTION: Town Hall Grant Application to VHCB</b></p>	<ul style="list-style-type: none"> <li>• The Selectboard expressed support for the new scoring matrix and indicated that the HCC does not need Selectboard approval for changes they make to the matrix. The Selectboard thanked the HCC for their work.</li> </ul> <p><b>Town Hall Committee</b></p> <ul style="list-style-type: none"> <li>• The Town Hall Committee is applying for a grant from the VT Housing &amp; Conservation Board to fund work including roof replacement. Felitti and Boyle met with VHCB representatives to discuss proposed work.</li> <li>• Livak expressed concern regarding the requirement for a conservation easement including that he believes the stipulations placed are not appropriate relative to the amount of the funds VHCB would be providing.</li> <li>• Stoddard stated she would like to see a Business Plan for the Town Hall. She said that while she loves the building and has fond memories of events taking place there, she is also concerned about the Town being in a position of having another building to support. Stoddard also indicated that we would need to have the Town lawyer review any proposed easement.</li> <li>• Barton asked if it would be possible for the Town to withdraw or not accept the grant if the final easement that VHCB proposes is not acceptable to the Town. Felitti indicated that this would be possible.</li> <li>• <b>MOTION:</b> Livak moved and Graver seconded to authorize the Town Hall Committee to submit the application for a \$59,075 grant from the Vermont Housing &amp; Conservation Board, which requires no additional matching dollars beyond funds already committed or secured, as presented to the Selectboard and to authorize the Town Administrator (Barbara Elliott) to act as grant administrator in conjunction with the Town Hall Committee. Passed unanimously.</li> </ul> <p><b>Selectboard Retreat/Strategic Planning</b></p> <ul style="list-style-type: none"> <li>• Selectboard reviewed final assignments and plans for the Strategic Planning Retreat focusing on work prioritization which is scheduled for May 31, 2014.</li> </ul>
<p><b>Town Plan: Working Session</b></p> <p><i>Follow-up: Town Plan Comment Review Preparation</i></p>	<ul style="list-style-type: none"> <li>• Written comment was submitted by Tristan &amp; Hattie Leggett requesting the wind power siting maps be excluded from the Town Plan.</li> <li>• Written comment was submitted by Ken Abazia stating opposition to wind turbines and requesting allowance for them be excluded from the Town Plan.</li> <li>• The Selectboard began the process of reviewing public comment regarding the proposed revisions to the Town Plan. A spreadsheet had been prepared with 200 comments that have been submitted. The Selectboard intended to review each comment to determine if a change is needed to the draft plan, and if so, whether that change would be considered substantive. After attempting to do this, the Selectboard concurred that additional synthesis of the comments is needed in order to proceed.</li> <li>• Racht indicated that the Planning Commission has a Municipal Planning Grant (MPG) to begin to rewrite the Zoning and Subdivision regulations this summer and that adopting the new Town Plan is a prerequisite. The first MPG status report is due mid-September.</li> <li>• It was agreed that each Selectboard member would go through the document and Livak and Elliott will work to combine and organize the comments in order to facilitate the review process.</li> </ul>
<p><b>Highway &amp; Administration</b></p>	<p><b><u>Correspondence</u></b></p> <ul style="list-style-type: none"> <li>• Daryl Storrs –would like to address the Selectboard on June 2 to discuss the significant dust control issues on Bridge Street.</li> </ul>

	<ul style="list-style-type: none"> <li>• State of VT Parks &amp; Rec – 2015 Stewardship Plans in Huntington at Camels Hump State Park include trail bridge repair and continuing to place 2 chemical toilets at Burrows trail head parking area for the summer/fall. In addition, they would like to eventually install an 'Iron Ranger' at the Burrows trail head for voluntary donation collection to enable future trail improvements.</li> <li>• Animal Control Officer Pam Alexander will be attending the VLCT Municipal Dog Control workshop on 5/29, with the Town of Richmond contributing half of the \$60 registration fee.</li> <li>• VLCT: Dental Plans will see no increases in program rates for next year either for July 1 or January 1 renewal groups.</li> <li>• Sarah Jane Williamson and Dean Menke are exploring possible plans for Jubilee Barn including a commercial kitchen, expanded farm stand and year-round café.</li> <li>• CCRPC – Request received for Huntington to designate a Planning Action Committee representative and alternate to be appointed for 2-year terms beginning July 1, 2014. Notices of upcoming public hearings were also received.</li> <li>• Catering Permits - Sleepy Hollow 4-11pm on 5/24; and Sleepy Hollow 4:30-11:30pm on 5/31</li> <li>• VT Tobacco Evaluation &amp; Review Board – contacted Christiansen as part of a research study.</li> <li>• Camels Hump Nordic Ski Association (CHNSA) – Chair Dave Brautigam submitted communication regarding a desire to explore the potential for tapping into the Fire Department's power pole on Bert White and notifying the Selectboard of their plans to commence trail work in the Town Forrest. Elliott reminded CHNSA of the trail restrictions the Selectboard outlined in October 2013 and indicated we would need to include the Fire Chief in discussions related to their power pole. Following a meeting of the CHNSA Board of Directors, we were informed that both proposals have been put on hold.</li> </ul>
<b>Minutes (05/05/14) - MOTION</b>	<b>MOTION:</b> Livak moved and Barton seconded to approve the draft minutes of May 05, 2014 as corrected. Passed unanimously.
<b>Warrants</b>	4 warrants were signed as presented.
<b>Adjournment – MOTION</b>	<b>MOTION:</b> Livak moved and Graver seconded to adjourn the meeting at 9:04pm. Passed unanimously.
	05/19/14 – Meeting date 06/14/14 – Preliminary draft minutes to Selectboard / Clerk, Treasurer & Auditors 06/16/14 – Final minutes approved by Selectboard 06/27/14 – Approved minutes sent to Town Clerk