

**Town of New Haven Selectboard
Town Plan Public Hearing
7:00 pm
Tuesday, January 11, 2011
Town Hall Cafeteria**

Present: Chair, Pam Marsh, Vice Chair, Roger Boise, Kathy Barrett, Kathleen Ready, Clerk Pam Kingman
Absent: Pat Paquette

Visitors: Susie Leonard, Steve Dupoise, Sr., Marcia Dupoise, Rod Case, Jim Kendall, Jim Walsh, Barb Torian, Tim Bouton, Francie Caccavo, Joey Boise, Tami Zeman, Bruce Zeman, Patrick Palmer, Susan Smiley, Jerry Smiley, Peter Bolduc, Lanny Smith, Paul Horn, Suzy Roorda, Harvey Smith and Alan Mayer

Pam Marsh opened the meeting by reviewing the process of adopting the Town Plan. The Planning Commission held their public hearing on December 6, 2010. The Selectboard public hearing is this evening.
The members of the Selectboard introduced themselves.

Planning Commission member, Francie Caccavo did a power point presentation, she reviewed the changes:

- Support diversified Agriculture
- The need to support small business / home based business
- Rearrange the Table of Contents
- Actions are more defined at the end of the Plan
- More specific about VELCO
- Identify Class 4 roads
- Allowing airstrips provided they do not impact surrounding property
- Preserve scenic resources
- Density-based zoning
- Historic buildings and their adaptive re-use
- Land Use Map is the biggest change. Moved away from a map that resembles the zoning map; allowing as the PC moves forward with zoning to create more detail in zoning.
- Most changes to Land Use section
- Expanded some commercial zones, adding depth to both sides of Rte 7.
- Rural Planning – moving towards density-based zoning, allowing for greater flexibility. Moved away from RA 2 / RA 5 / RA10. Concentrate residential development in the center of town. Move away from encouraging 10 acre / 5 acre / 2 acre development outside of center of town in order to preserve larger lots and more farms.

Discussion period:

Kathleen Ready - Commented on the in the map along Route 7. She said to her it seems to be strip development, which she doesn't want to see. Commercial development on south end of Route 7 was voted down twice

Francie Caccavo – PC tried to mirror Commercial on both sides of Route 7. The PC did their best to preserve open spaces. It made sense to expand where there is already commercial development. She said they did expand to include areas around Belden Falls Road and River Road to include the Horns property.

Jim Walsh – Explained some of this is due to commercial and or residential setbacks, sometimes they butt heads, so it makes sense to change. The Plan is a vision, it's what is proposed.

Kathleen Ready – Raised her concerns regarding a used a car lot on Route 7 that was recently approved for 100 cars, to her it seems out of place.

Pam Marsh – It's in an existing commercial district.

Rod Case – During previous PC meetings, some folks in town called what we have now as spot zoning, that is why they changed it. With the Dupoise property, people voted against it because it was a procedural issue.

Jerry Smiley – Agrees with Kathleen Ready; concerned about the plan map. He feels it should be left the way it is. He would like to see moving the larger business zone to the Junction and get it further off the road. The new change seems to get hemmed in on both sides; open on one side gives relief.

Susie Leonard - Served on the PC until 2008. She is delighted with the Plan. She would have done a few things differently, but she likes the "cluster." She really likes the new map and the emphasis on housing. Like the whole tone of the Plan.

Jerry Smiley – Asked if the Selectboard planned to take testimony? He has lived in New Haven since 1974, and gave a brief history of his time in town. He stated the following:

- Does the proposed Plan give criteria of planned zoning?
- Should try to solve stated problems - feels the current Plan has problems.
- Plan last voting opposed before doing zoning and bylaws, he thinks this has political problems.
- Would like to see a vote on the Town Plan and Bylaws

Jerry recently went to ACRP to find out exactly what density-based zoning is. It is an encouragement of Planned Rural Development (PRD); which he supports. Density-based zoning requires some who thought they had 10 acres will actually only have 8; to do the whole town will take the PC a whole year. The PC doesn't think it has to do all the zoning at once. He feels it should all be done at once, he sees it as balanced and interactive this way. He doesn't like it.

The following are changes to the Plan that Jerry would like to see:

- Remove words "Density-based". Likes the clustering of buildings in PUDs - common buildings might have common sewer and water.
- Voting on something that is very complex, and not well explained.
- Modify preset zoning. He and wife Susan took photos of noteworthy views. There are many that could be preserved, farm land in particular. Many are ordered by 2 acre lots.
- Worried about those 2 acre lots. You could pick out the best views and farms and eliminate the 2 acre lots in those areas. Possibly give those property owners similar lots on other parts of their property, such as the edge of a field, as the Town of Shoreham has.
- Would like to vote on the Town Plan and have the town voters also approve the zoning.
- Act 250 procedures – referenced in proposed Plan references Cross Pollination. These should be recognized.
- Hopes and believes changes in Plan will not necessitate more hearings.

Pam Marsh – Consulted with the town attorney. If the Selectboard makes any changes to the proposed Town Plan, they must hold another hearing. We would not be able to vote on the Town Plan at Town Meeting.

Jerry Smiley – Doubts many people understand Density-based zoning.

Francie Caccavo – The Planning Commission feels they are fixing a problem by going with Density-based zoning.

Rod Case shared a map from earlier meetings where folks in town thought they would like to see clusters of homes and businesses.

Francie Caccavo – Density-based zoning has room for further definition, feels the PC can work with it in the zoning regulations.

Pam Marsh – Cannot amend zoning without a Town Plan.

Francie Caccavo – Working on zoning will be the next step, everyone is encouraged to participate. The PC would love the help.

Jerry Smiley – Planning commission could re-endorse the current Town Plan until proposed Plan has better comprehensive view of what the PC has in mind. Specify who the winners and losers are in converting to density-based zoning.

Tim Bouton – Supportive of the process the PC went through. He likes the rural areas, as it continues to be mix of farms and houses. He also likes concentrating the densely built up areas. Boundaries set on Land Use – these are “planning” areas. Get as much density as we can in those areas. Areas that are identified / grouped in Highway Commercial are already viewed that way. Likes the idea of not being specific, the devil is in the details. All can participate in the process of drafting the updated zoning regulations.

Jim Kendall – A lot of hard work and detail has gone into the Plan, he supports it 100%.

Jerry Smiley – The zoning map – we are the only Town which has embraced Density-based zoning, and there are no zones marked. Maybe people like a non evident Plan.

Harvey Smith – Commends the PC, a lot of time and hard work; it is well thought out. He does agree with some of Jerry’s reservations. He feels we need consistency with the zoning. Likes how home-based business is clearly defined. He has counted 10 -12 different jobs folks could get right here in town. Has reservations about zoning bylaws, maybe this should be by public vote; should happen during Town Meeting. This is a step in the right direction.

Kathleen Ready – She has worked hard to understand the Town Plan, and appreciate the work the Planning Commission has done. It is a good Plan. She is sad to see Route 7 become like Shelburne Road.

Francie Caccavo – She does not want to see New Haven look like Shelburne Road either. But knows changes are inevitable – try to move forward together.

Tami Zeman – On page 2, Goal #3 –Comes from New Hersey. Wondering about what affordable housing / senior housing – would this mean tenement housing?

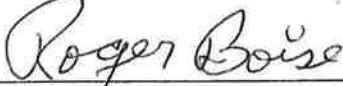
Francie Caccavo – Not tenements. Incomes have not followed increases in housing. They have acknowledged this, and support those who want to stay in New Haven. It would probably involve the town center where there is higher density. It may involve some multiple duplexes; maybe as a proposal to the Development Review Board. This could be for young families or senior housing.

Pam Marsh thanked everyone for coming. Thanked Francie Caccavo for her power point presentation.

Adjourned: 8:15 pm
Respectfully submitted:
Pam Kingman
Approved:




Chair, Pam Marsh



Vice Chair, Roger Boise



Kathy Barrett



Kathleen Ready