

**Town of New Haven
Planning Commission Meeting
7:00 pm
Thursday, April 7, 2011
Town Offices**

Present: Chair, Jim Walsh, Angie Dunbar, Rod Case, Bill Brooks, Francie Caccavo and Pat Palmer

Visitors: John Madden, Bill Brim and Zoning Administrator, Dave Wetmore

VISITORS BUSINESS:

1. Bill Brim - came to listen to a meeting, he is considering serving on the Planning Commission.
2. John Madden – Discuss latest mailing by John to the Planning Commission as well as the Selectboard. John is currently circulating a petition regarding the procedure for adopting zoning and subdivision bylaws. Members of the PC were concerned about the number of voters John had referred to in his mailing, as well as a letter from Chris Bray, that John was not given formal approval to use. John considered Chris Bray's letter as a letter of reference. Also questioned was the validity of a couple of signatures on a previous mailing.

NEW BUSINESS:

1. Overlays – Rod Case created a map showing the newly adopted Town Plan Map overlayed on the previous Town Plan map. While looking over the new map Rod Case has created the following was discussed:
Reminder that the Town Plan map “suggests” where certain zones lie. The Zoning map will define the areas.

- The new map creates matching areas on both sides of Route 7 which was proposed to address the setback issue.
- May want to consider having scenic overlays for map to minimize commercial use of these areas.
- New Haven Power Equip. – Raising his land by bringing in fill. Dave Wetmore said he is addressing the issue; a permit is required when bringing in over 50 cubic yards of fill.
- Discuss storage trailers and how to approach them in zoning.
- Grey areas that need work: Horn property; Dupoise property; setback along Route 7 and Home Occupation.
- Discuss tax rate if it changes for commercial. Only two tax rates residential and non – residential (this is state wide).
- Discuss the 200' setback from Residential District.

- Need consistency in wording for setbacks. Where does the setback originate from in reference to road frontage.
 - Work on zoning first, then map. Have a map all PC members can agree on.
 - Don't want to be pressured by John Maddens petition. Want to approach in a workman like fashion. Strive to make it a more workable document, that way can approach the Selectboard with most prominent on the list that doesn't affect the map.
2. Dave Wetmore – Suggested the PC have Brandy Saxon outline the process for re-writing Zoning Regulations and By-laws.
 3. Brandy has provided this list. Reviewed Brandy Saxon's approach to zoning revision:
 - Home Business & Adaptive Re-Use
 - Commercial Districts
 - RA Districts & Subdivisions
 - Village Districts
 - Administration, Definitions & Review Criteria
 - PUDs
 - Environmental Standards
 - Final Housekeeping

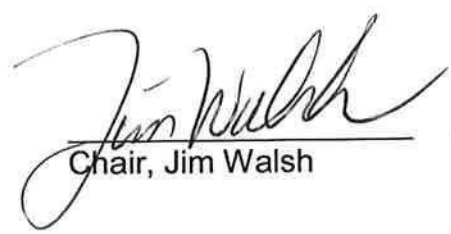
Brandy suggested doing 1, 4 & 6 first, as tasks 2 & 3 are more complicated. Then 5, 7 & 8 the PC will need to decide.

4. Dave Wetmore - Asked how the PC wants Home Based Business to read in the zoning regulations. There are projects in town that were approved as home occupation, and he is wondering if the PC would want to change it to try to contain it; giving consideration to traffic, noise, employees and hazmat. He suggested blending home occupation and home industry so they are complimentary, while making sure it is an appropriate business within the home. Dave also suggested looking at other Towns websites about home based businesses, and see what makes sense for our community; Addison County Regional Planning could also help.
5. Francie Caccavo and Angie Dunbar will research zoning for Home Occupation in other towns bylaws. Dave Wetmore will propose language for addressing the list provided by the DRB that they would like addressed.

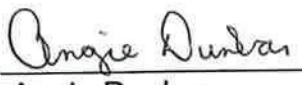
REGULAR BUSINESS:

1. Bill Brooks made a motion to approve the minutes from March 3, 2011, seconded by Francie Caccavo. 6 yes / 0 no
2. Bill Brooks made a motion to approve minutes from March 22, 2011, seconded by Francie Caccavo. 6 yes / 0 no

Adjourn: 8:40 pm
Respectfully submitted:
Pam Kingman
Approved:



Chair, Jim Walsh



Angie Dunbar

Bill Brooks



Francie Caccavo



Rod Case



Pat Palmer