

**Town of New Haven  
 Planning Commission Meeting  
 7:00 pm  
 Town Offices  
 Thursday, March 3, 2011**

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

Visitors: Tim Bouton, Shana Duval, Doug Best and Jerry Ostrander

**VISITORS BUSINESS:**

1. **VELCO Presentation on Shunt Reactors given by: Shana Duval, Doug Best and Jerry Ostrander** – VELCO Reps gave everyone a handout about the shunt reactors. They explained that the need for the shunt reactors is to control high voltage. Reactors help reduce over voltage when there is low demand or the generators are out. They also improve the stability and efficiency of the energy transmission. Currently the only reactor on the 345kV line is the one in New Haven. They are proposing 3 in all: New Haven, Vernon and Coolidge. VELCO is proposing to remove the existing 345kV breaker shunt reactor from the New Haven Substation and relocating it to Vernon. They would replace it with a new larger 345kV variable shunt reactor, which will require expanding the reactor foundation and oil containment. The new reactor will not be any taller than the existing one, but the oil containment will be longer or wider. VELCO expects the sound levels to decrease at the Substation after the new reactor has been installed. VELCO will be conducting noise studies before and after the project. They also don't foresee any environmental impacts. VELCO would like to start the project this fall in Coolidge, then Vernon; New Haven would be last. VELCO is hoping the Selectboard and Planning Commission will waive the 45 day waiting period for filing with the Public Service Board and cut the time down to a 30 day waiver. If this were to happen, a petition for a Certificate of Public Good would be filed with the PSB on March 9, 2011. VELCO would like to have the entire project completed by the summer of 2012. VELCO said that at times the 345kV line is actually running as a 365kV, which is not safe and so there is a real need for these reactors to help control the high voltage. Bill Brooks made a motion to accept the proposal and sign off on it if the Selectboard does not, seconded by Francie Caccavo. 6 yes / 0 no
2. **Development Review Board Chair, Tim Bouton – Suggested changes to Zoning Regulations handout (see attached).** Tim is here to re-deliver zoning changes, the DRB had suggested about 2 years ago.
  - **#1:** Discuss the removing the requirement of having to pave subdivision roads.

- **#2:** Discuss creating language that would allow the DRB to review and possibly grant waivers.
- **#3:** Discuss the language for temporary buildings, consider whether they need a permit or not. Look at things that already exist, consider a change.
- **#4:** Temporary construction trailers are like temporary offices. The DRB is looking for clarification on these. Discuss what is temporary v. what is permanent, what qualifies for being taxed. New language needed to clarify.
- **#5:** Discuss parking setbacks compared to building setbacks in the Highway Commercial District.
- **#6:** Dwelling exemptions in the industrial District – The DRB is recommending no residences in this district.
- **#7:** Consider removing “proposed on lots adjacent to residential districts” from the last section of 1005-A, in the Highway Commercial District. DRB is recommending a change in this language possible remove the word “proposed”. This would allow permitted uses within the 200’ setback. Tim Bouton suggested identifying two HC districts. **1)** with permitted uses that would be impact. **2)** Conditional Uses where it is best suited, these would be higher impact and spaced farther away from residential areas.
- **#8:** New definition needed to clarify where the District starts when bordering a highway.
- **#9:** Contour lines: Current zoning regulations require 2’ contours; the only way to get these is by hiring a surveyor. Francie Caccavo thought they had decided with a 10 acre lot you would not have to show the contours. Tim said the DRB is looking for clarification so they can make decisions. The PC will look at the DRB minutes and decisions to see how permits have been awarded. Tim said the Zoning Administrator and the DRB are keeping track.

Tim Bouton encouraged the PC to do the Zoning Regulations piece by piece.

### **NEW BUSINESS:**

#### **1. List priorities for moving forward with Zoning:**

- Work on the map
  - Possible scenic overlay
  - Fix Horn property
  - Home Based Business – Do what they can without changing the map
  - Village Districts
2. Read through the Zoning Regulations, then meet to discuss them on Tuesday, March 22, 2011 at 7:00 pm in the Town Hall Cafeteria.
  3. Legal Correspondence from Town Attorney.
  4. Review budget: currently have \$8,426.50, will need \$2,000 for planning.
  5. Town Plan vote at Town Meeting: Yes – 274 / No – 140

6. Set up email account at Town Office for PC to forward mail into folder.

**REGULAR BUSINESS:**


1. Rod Case made a motion to approve the minutes from February 3, 2011, seconded by Angie Dunbar. 5 yes / 1 abstention (Palmer)

**OLD BUSINESS:**

**Review Mail**

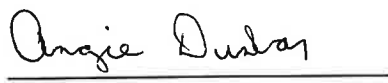
Adjourn: 8:50 pm  
Respectfully submitted:  
Pam Kingman  
Approved:

  
Chair, Jim Walsh

  
Bill Brooks

  
Francie Caccavo

  
Rod Case

  
Angie Dunbar

  
Pat Palmer