

**Town of New Haven  
Planning Commission Public Hearing  
on the proposed Town Plan  
7:00 pm  
Town Hall  
Monday, December 6, 2010**

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

Visitors: Kathleen Barrett, Brandy Saxon, David Wetmore, Jill DeVoe, Barb Torian, Tim Bouton, Pam Marsh, Mike McGrath, Tamara Boise, John Madden, Earl Bessette, Pam Larson, Todd Larson, Marcia Dupoise, Steve Dupoise, Sr., Jim Kendall, Stuart MacCrellich, Roger Boise, Jason Bacon, Kathleen Ready and Allen Karnatz

PC Chair, Jim Wash introduced members of the Planning Commission, the new Zoning Administrator, David Wetmore and his assistant, Jill DeVoe.

Jim Walsh began with an introduction about the process the Planning Commission has gone through over the past two years to get to this evening. In those two years they held many small group meetings to get more input from residents. Through the rewrite the PC has addressed some expansion to the commercial areas on Route 7, broadening the scope for home based business preserving the agricultural landscape and maintaining scenic view sheds. Mr. Walsh said the current Town Plan expires in March 2011. Next the Selectboard will hold their public hearing and then the Plan can go to the voters at Town Meeting in March.

Francie Caccavo presented a PowerPoint presentation highlighting the changes to the Plan. Bill Brooks distributed copies of the new Plan along with the overview of the changes in the revised plan. She thanked everyone for coming and that the Planning Commission is counting on their support \*\*see attached overview sheet\*\*

**Questions from:**

**Jim Gallott** – Questioned expanding home based business in Residential Areas. Members of the PC clarified that not all businesses would be able to operate under the Home based business criteria. Under our current zoning the use of accessory dwellings is not permitted. Reusing / repurposing buildings would be allowed under the new plan. Large scale business would not be appropriate as home based business and would require commercial. As the Town Plan is the basis for zoning, he thinks this issue should be reconciled and the PC should be mindful of zoning.

Jim Walsh - As they got further into the Plan, they realized each business would be different. For example Stark Mountain Woodworking and Olivia's Croutons have repurposed old buildings, and have done a nice job.

Francie Caccavo - added that home based businesses were the criteria for the residential areas, and by allowing accessory dwellings whereas the old Plan did not. Most would probably fall under conditional use, were the zoning regulations would come into play and a review by the DRB.

**Kathy Barrett:** Asked for an explanation of the process for the Town Plan and re-writing zoning regulations and bylaws.

Jim Walsh – Hope to pass the Plan in March, the zoning could take a while. Will have to operate with current zoning regs for now; and the Town Plan and zoning regs do not have to be identical.

**Barb Torian:** Expand on the process; broaden the view on the Town Plan if it is adopted.

Francie Caccavo – Cannot act on ideas until the Plan is passed. Then can work on zoning incrementally. Zoning regs can be presented by the Selectboard as they are written. She said all are welcome to the meetings as they work on zoning.

**John Madden:** Town Plan is voted on, what about zoning?

Selectboard Chair, Pam Marsh – No, zoning is adopted by the Selectboard.

**Kathleen Ready:** How are areas along Route 7 different?

Rod Case – Commercial area has been added near River Road. When the PC held workshops seeking input, this area was one area that all agreed on that should be changed. The areas around Beldon Falls Road and Hunt Road were widened to allow for greater depth for development from the roadside; this creates better setbacks and makes an even span on both sides of Route 7, addressing the problem of extreme setbacks between commercial and residential zones.. According to a 2007 survey put out by the PC, it was widely agreed to keep Commercial zones along Route 7, while maintaining scenic views. Rod acknowledged Jerry Smileys' help with the scenic views, Jerry and his wife Susan took numerous pictures to capture the views.

**Kathleen Ready:** How many more acres are in those areas, and what is the benefit?

Rod Case – Not sure of actual acreage, it was a zoning issue when they started working on setbacks. This is what folks at the workshops wanted, having the highest density along Route 7.

Francie Caccavo – Goal to make more opportunities for folks who work here. Jim Walsh estimates that the plan has added approximately 30 acres. These zones will be more clearly defined as zoning is developed.

**Al Karnatz:** Thinks it is a fine Plan, it took along time to get here; and the Planning Commission has done a nice job. He said current zoning is predictable, and it is important to the large land owner that he or she know how it will affect their property. He noted that the plan does state that the density based zoning does not change the overall density of one's land. This Plan does increase flexibility. The current plan feels kind of like a straight jacket. Whatever zone you are in, locks you into a cookie cutter style development. He sees the new Plan as loosening that straight jacket. He added that the devil is in the zoning.

**Kathy Barrett:** As a member of the DRB, the old Town Plan map has been a nightmare to interpret. She likes the new map finding it simpler to interpret.

**Jim Gallott:** Asked for clarification on a question page 31, action D in the Town Plan which reads, "Consider the fiscal impact of proposed projects as part of the development review process."

Francie Caccavo – Suggests that this refers to the town ability to possibly set up some limitations on development, should the need arise. We would not want to see 250 houses added for example. Need to be able to mitigate the affect of development on the town's resources.

**Jim Kendall:** He has lived here all his life, town's responsibility to maintain scenic vistas. He sees the need for growth, and agrees that Commercial should be kept along Route 7. New Haven is a nice, picturesque place to live.

**Jason Bacon:** Thinks it is a great Plan. He had worked on two previous Plans, and understands the process.

**Jim Gallott:** Questioned the expansion of the Town center. Could this lead to additional blocks or side streets, out away from the road?

Francie Caccavo – This plan would give the town the ability to approve some higher density housing such as low income, and affordable senior housing; creating additional development away from the road with some restraints built in as an option.

**Kathleen Ready:** With home based business development are adding buildings allowed?

Jim Walsh – It will be addressed in zoning.

Francie Caccavo – Home Occupations wanting to use their garage is not permitted in the current plan. Home based business provides inexpensive incubator space and is inexpensive economic development for the town and its residents.

**Jim Gallott:** In the current plan it now has to be an attached garage, there are still restrictions and not every business will fit that description.

Jim Walsh – The new plan increases the options for Home Based Business uses.

**Tim Bouton:** Suggested adding Addison county Home Health and Hospice as the one of the largest employers in town.

**Stuart MacCrellish:** Under “Utilities” – questioned how much say the Town will have if there is another upgrade by VELCO?

Jim Walsh introduced Brandy Saxon. Brandy was very instrumental in helping the PC develop the proposed Plan.

Brandy Saxon – The plan must clearly state its objectives for VELCO. To say that the town doesn’t want VELCO to increase their infrastructure would not provide enough of a guideline for VELCO to follow in regard to future upgrades. The Public Service Board would choose to ignore such a statement, and nothing would be gained by the town. It is best to state the criteria that is most important to the town and that could realistically be adopted by VELCO. The new Plan speaks to litigation, including the corridor upgrade from New Haven to Williston; where you could possibly get VELCO to bury lines by asking the PSB. It is good to have specific language in the Plan, can always add more language for future Town Plan. She recommends negotiating something instead of shooting for the moon.

**John Madden:** How well attended were the workshops and regular meetings?

Francie Caccavo – Initial workshops were well attended (18-20); then broken down into smaller groups (4-5). This is where the basis of the initial comments came from, there was good honest participation. All meetings were warned, and they encouraged folks to participate. Participants did eventually drop off, but initial comments they provided were helpful and are included in the rewrite.

**Pam Marsh:** Comment on 200’ setback. The PC did bring this issue to the Selectboard to reduce the setback. The Selectboard did not accept it because the PC was in the middle of the re-writing the Plan; the Selectboard wanted to see what happened. There is a series of meetings and hearings in this whole process. It is more likely to be received in the Town Plan. The Selectboard will hold its Public Hearing in about 35 days from today, that way there is sufficient time to warn it for Town Meeting. She thanked the Planning Commission, Al Karnatz and Brandy Saxon for all the many hours of hard work. She commended them all for a job well done.

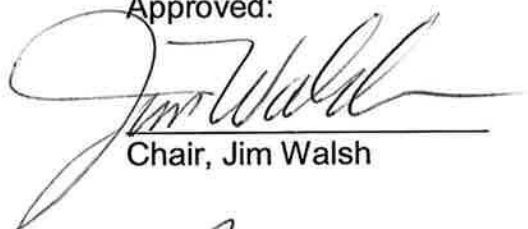
Adjourn Public Hearing: 7:50 pm

Planning Commission Emergency Meeting – 7:55pm

Angie Dunbar made a motion to approve the draft Town Plan as presented tonight, with two minor changes, seconded by Francie Caccavo. 6 yes / 0 no

Angie Dunbar made a motion to approve the minutes from November 4, 2010, seconded by Francie Caccavo. 6 yes / 0 no

Adjourn: 8:10pm  
Respectfully submitted:  
Pam Kingman  
Approved:



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Chair, Jim Walsh

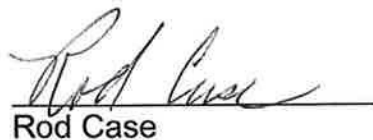
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Bill Brooks



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Francie Caccavo




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Rod Case

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Angie Dunbar



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Pat Palmer