

Town of New Haven Planning Commission Meeting
7:00 pm, Monday, October 14, 2019
New Haven VT Town Office
APPROVED MINUTES

Planning Commission Members Present: Benjamin (Benj) Putnam, Chair; Bev Landon; Dan Monger; Pat Palmer

Absent: Rob Litch and Maggie Eaton

Staff: Aaron Brown

Guests: John Mazzuchi

I. Meeting Commenced: 7:18 PM

- 1. Adjustments to the Agenda:** Bev Landon requested that all Planning Commission meetings be recorded. Benj Putnam said he isn't opposed to the idea, but would like full board input on that proposal. Putnam added an executive session to discuss a confidential memo from town attorney Cindy Hill.

John Mazzuchi said he was in attendance for any further RA-2/RA-10. Putnam moved that discussion to the front of the meeting.

II. Standing Items

1. Zoning Revisions

Aaron Brown provided an overview of a proposed zoning revisions spreadsheet he created. It identifies areas of the bylaws that need clarification or are difficult to implement. Putnam said the document is useful and asked if Brown has a list of recommendations from the DRB. Brown said he has not seen that document. Dan Monger agreed to find that document. Putnam asked the group to prioritize the changes Brown has identified so far.

Putnam said Hill changed the split lot language. RA-2 districts consist of all areas within 600 feet of the road centerline. The lot depth for RA-5 districts consist of all areas within 800 feet of the road centerline. Putnam discussed how this language affects subdivisions. He said the intent is if someone has, for example, an 8-acre lot but adequate frontage and depth, a two-lot subdivision of four acres each could go forward. Structures would have to be built in the RA-2 portion. Landon said that the subdivision regulations should be clear on this point. Putnam agreed and added that a goal is to create unified bylaws that combine subdivision and zoning regulations. Brown agreed that one unified document would be helpful and said he can work on formatting such a document.

Putnam asked if progress has been made in correcting the zoning map. Brown explained he received the raw data files – and he believed the regional planning commission was CCed – but he has not yet followed up on the project. Pat Palmer motioned that Brown work with the regional planning commission to update the map. Monger seconded. All in favor.

Monger asked if the group wanted further input from guest Mazzuchi. Mazzuchi said the new language is clearer than the previous. Landon added that it is more consistent with historic development patterns.

Monger brought up the issue of density-based zoning. He said he thought the town has a goal to increase the population of younger families. Putnam agreed that encouraging planned unit development through density-based zoning is a good idea, but it might be much to take on in conjunction with other zoning revisions.

2. Zoning Administrator Update

Brown announced that there haven't been zoning permits of note lately. The DRB has been busier. VELCO presented plans for a back-up operations center on land it already owns on Main Street. This is an Act 248 process that requires state approval and does not need local approval, but VELCO has been proactive in presenting its concepts to the town. VELCO plans to submit its certificate of public good application to the state in November, which will commence a public comment period. VELCO is ultimately required by federal regulations to build this center, it must be a certain number of miles from its primary control center in Rutland, and they already own land in New Haven where a substation is located.

Putnam asked about potential impacts to the town. Brown responded that the building will house two large generators that will make noise when used. However, sound controls are planned and the weekly maintenance runs of these generators will be limited to 30 minutes and they will occur during the day. The closest neighbor did not seem concerned. Brown added that employees won't frequently visit this building. It is a back-up to the main center and is never intended to replace the main center. Palmer asked about the size of the building. Brown responded he thought 20,000 square feet [the proposed size is 18,000].

The DRB heard a sketch plan for a two-lot subdivision of a 100+ acre farm on East Street, which the Sherman brothers inherited from their late father last year. The group approved a boundary line adjustment for Ralph Farnsworth, who sought to clean up a lot line that ran through some buildings on North Street. Farnsworth plans to subdivide next. The DRB also approved the addition of two new storage buildings

at Ethan Allen Highway Storage, and it approved a minor two-lot subdivision on Route 17 for Ron Paul. It continued two agenda items related to Porky's Barbecue to November 18: a site plan amendment and an appeal of a notice of violation that Brown issued for operating without a certificate of occupancy.

Landon said that noise has been an issue at Porky's, and she asked who is responsible for measuring the decibels. She added that New Haven Power Equipment has increased the number of sheds for sale at its property to ten, and Brown responded that he is aware of this situation. The Town included this concern in its response to the Environmental Court's contempt charge in late September. Putnam requested that Brown send any decision from the court to the planning commission, since it is charged with developing the bylaws.

3. Town Plan update

Nothing to report.

4. Energy Update

Brown submitted the municipal planning grant to update the energy audits for Town Hall and the Town Garage/Fire Department.

5. Workshops/Education

Brown reminded the group that the VLCT Fall Planning and Zoning Forum is being held October 23 in South Burlington.

6. ACRPC Activities

Nothing to report.

III. The following prior meeting minutes were unanimously approved:

September 9, 2019 (moved by Landon, seconded by Monger). Corrections included the name of RJ Turner on page 1.

IV. Executive Session

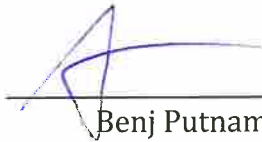
Putnam moved to enter executive session at 8:00 PM to discuss attorney advice. Monger seconded. Group entered executive session.

V. Adjourn

The group moved to adjourn the meeting at 8:15 PM. Motion by Palmer. Seconded by Monger.

Respectfully Submitted,
Aaron Brown
Approved on November 14, 2019

Rob Litch



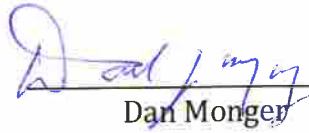
Benj Putnam




Beverly Landon



Pat Palmer



Dan Monger



Maggie Eaton