

**Town of New Haven Planning Commission Meeting**  
**Monday, April 20, 2020**  
**New Haven, VT Town Office**  
**DRAFT MINUTES**

**This meeting was held remotely via GoToMeeting. The video recording is available**

**Planning Commission Members Present:** Benjamin (Benj) Putnam, Co-Chair, Rob Litch, Co-Chair, Bev Landon, Maggie Eaton, and Kathy Cahill

**Staff:** Zoning Administrator Aaron Brown

**Visitors:** Amanda Bodell, Jeff Glassberg, and John Mazzuchi

**I. Meeting Commenced: 7:03 PM**

- 1. Adjustments to the Agenda:** None
- 2. Visitors' Business:** None
- 3. Organizational Meeting:** Maggie Eaton motioned to keep the existing co-chairs, Benj Putnam and Rob Litch. Kathy Cahill seconded. Motion approved 5-0.

**II. Standing Items**

**1. ZA Update**

ZA Brown reported that building permit activity has been very quiet since the Governor's stay-at-home order was issued. Some people are still submitting applications in anticipation of construction crews returning to work. The Development Review Board (DRB) has met remotely and heard several applications April 6: a sketch plan for Hills-Sink for a potential six-lot commercial development on Route 7 (near the police barracks), Phoenix Feeds' application for a new maintenance garage and office expansion (approved), a minor boundary line adjustment on South Street (approved), and a VELCO sketch plan to convert a materials storage area from temporary to permanent.

Eaton asked in what zoning district the Hills-Sink development is located. Brown responded five of the lots are highway commercial and one is industrial. Eaton responded that she'd like to see energy efficiency and renewable energy promotion in subdivision, residential, and commercial projects. Brown has added some efficiency resources to the town website.

The group discussed what the state calls "stretch energy code" and energy incentives. Benj Putnam said the group should consider energy efficiency in its zoning updates.

Rob Litch asked for an update on Porky's. Brown responded that two DRB decisions related to Porky's have been appealed to environmental court, which is perhaps still scheduled for June 1. Brown's recent issuance of a certificate of occupancy for the outdoor Pavilion has been appealed to the DRB, which will review it April 27. Brown said Porky's will need to address other compliance issues with the main building, such as downshielded lighting.

**2. Energy Plan Update**

Eaton reported she plans to seek out formal input from conservation professionals.

**3. Workshops**

All workshops are cancelled for the foreseeable future, but online trainings may be available.

**4. ACRPC Activities**

The Triangle Bike Loop planning project will soon have a remote meeting with road foremen in the affected towns.

**5. Zoning Revisions**

PC members agreed to look at affordable housing provisions before the next meeting.

**III. Review of Minutes**

Landon moved to approve the March 9 minutes. Eaton seconded. Minute approved 4-0. Cahill abstained.

**IV. Correspondence**

Brown responded that the Town has received some feedback on the draft bylaws revisions. The exemption for structures – 64-square-feet or under – seems a bit small. The group agreed to review what might be a better standard.

**V. Adjourn**

Eaton moved to adjourn the meeting. Cahill seconded the motion. All members voted in favor of the motion. The meeting adjourned at 8:05 PM.

Respectfully Submitted,  
Aaron Brown  
Approved on \_\_\_\_\_

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Rob Litch

\_\_\_\_\_  
Benj Putnam

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Beverly Landon

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Kathy Cahill

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Maggie Eaton

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