

Town of New Haven Planning Commission Meeting
Monday, May 11, 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, and Dan Monger

Staff: Zoning Administrator Aaron Brown

Visitors: Kathy Barrett, Amanda Bodell, Jeff Glassberg, and John Mazzuchi

I. Meeting Commenced: 7:02 PM

- 1. Adjustments to the Agenda:** Aaron Brown said that the agenda shows “organizational meeting,” but that business was handled in April. Benj Putnam asked if John Mazzuchi wishes to discuss the location of the Waltham-New Haven town line.
- 2. Visitors’ Business:** Mazzuchi said he understands that a review of mapping is difficult online. Mazzuchi reviewed New Haven Tax Map 7. The town line was created and surveyed in 1791. The state legislature annexed part of New Haven to Vergennes. Waltham was created in 1796 out of part of this annexed area. Locating the town line today is problematic due to the description of Luther Everts’ property in that area in the 1790s, as well as the plot maps from early history.

An 1810 county survey by Samuel Strong describes a similar town line to the 1791 survey. It presents similar problems – such as descriptions based on individual property owners’ land – that make it difficult to accurately determine the town line.

Mazzuchi reviewed a 1987 joint New Haven-Waltham Selectboard meeting that reviewed the town line and a 1991 survey by Ken Weston of the Glassberg-Bodell property.

Bev Landon added that Luther Everts wanted his land to stay within the Town of New Haven. Landon said the joint New Haven-Waltham meeting was pleasant but serious.

Putnam asked if Mazzuchi wants a decision made on his research. Mazzuchi said he hopes any revised zoning map will reflect Weston’s survey and the town line at the centerline of the road. Putnam said he hopes any new map will be accurate and also have the support of other town boards and residents, as well as the Town of Waltham. He added the Town will likely want to follow the 1987 agreement.

Jeff Glassberg said the Town surveyed the area to establish the North-South Highway in 2017.

II. Standing Items

1. ZA Update

Aaron Brown reported that building permit activity has been relatively quiet. Only three building applications have come in. However, people are taking advantage of refinancing rates and certificates of compliance have been more frequently requested than usual. The DRB has held recent hearing related to a sketch plan for a six-lot development on Route 7 (Hills-Sink development), a minor boundary line adjustment on South Street (Bouton-Torian), Phoenix Feeds' site plan for an office expansion and new garage, and a sketch plan for VELCO to convert a temporary materials storage yard to a permanent one.

2. Town Plan Update

No updates.

3. Workshops

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

4. ACRPC Activities

The Town owes the RPC an update on 2019 development in the next few weeks. Brown thanked the RPC for helping to disseminate information on Covid-19.

5. Zoning Revisions

PC members discussed affordable housing provisions. Brown said the group has discussed the topic the past two meetings. The PC agreed that the Town of Charlotte was the closest municipality with strong affordable housing language. The group has already discussed coming into line with federal guidelines for income requirements. The group has not discussed some issues such as mixed-income housing.

Putnam encouraged Brown to create language similar to Charlotte's but sized for New Haven. Monger encouraged that any tax benefits for affordable housing not be to the detriment of other residents. Putnam said state and federal laws tend to govern that jurisdiction. The group discussed rules on affordable "perpetuity." Kathy Barrett said that some areas have had difficulties with post-development tax rates,

specifically that developments were built as affordable but tax rates made them unaffordable. Putnam encouraged drafting a streamlined version of Charlotte's affordable housing model. Brown asked if a ¼-acre density per unit standard is desirable.

III. Review of Minutes

The PC deferred April minutes.

IV. Correspondence

None

V. Adjourn

Landon moved to adjourn the meeting. Monger seconded the motion. All members voted in favor of the motion. The meeting adjourned at 7:58 PM.

Respectfully Submitted,

Aaron Brown

Approved on _____

Rob Litch

Benj Putnam

Beverly Landon

Dan Monger