

PC Members: Rob Litch, Co-Chair, Benjamin (Benj) Putnam, Co-Chair, Francie Caccavo, Bev Landon, and Pat Palmer
Others: John Madden
New Haven PC Staff: Dave Wetmore

I. Call to order- 7:00 by Rob

1. **Adjustments-** Dave asked to add update on Mike Lee and Supreme Court decision. This will be added to “other business”
2. **Visitors Business-** John distributed information submitted at hearing held by Public Service Department held on July 6, 2017. The purpose of the information is to challenge the Town Plan’s regional approval.

II. PC BUSINESS

1. Zoning Amendment discussion continued,

- a. **Dave copied and forwarded to PC Brandy Saxton’s part 1 proposed edits/amendments.** PC will review. Dave shared that Brandy will continue to forward sections for PC review over the next couple of weeks. Draft unified bylaws from Brandy should be mostly complete by the August 14th PC meeting.
- b. **Farm/forest business standards-** Francie and Benj have nothing new tonight. They anticipate having something for the next meeting which will include additional review standards related to neighbor impacts. Francie expressed that she is interested in what the State working group comes up with. PC agreed with Brandy’s thoughts last month, specifically that there seems to be two issues related to expanded agricultural and forest business uses which are.
 - i. Agricultural uses that could be considered “ag industry” similar to a working dairy farm with the same associated noise, traffic and related impacts.
 - ii. “Agricultural Tourism” is different from the point that a lot of noise and traffic often at odd hours and weekends cause neighbor issues. These could be venues like food to table, wedding venues, etc. Typically, these uses are not consistent with the historic agricultural uses that are acceptable to neighbors.

2. Town Plan update-

Energy Planning approval- ACRPC approved New Haven’s Town Plan on May 10, 2017 but did not act on Energy portion of Plan. Bev reported that the hearing (Energy plan) conducted by the Public Utility Department (PUD) on July 6, 2017 was very well organized and run. Three representatives from the PUD received testimony on the energy portion of the Town Plan. Twenty people attended including a State attorney and Cindy Hill. The hearing lasted about an hour Cindy and Dan Monger spoke. Should hear the results of the PUD by July 18. The Plan has been submitted to the Department of Public Service (DPS).

3. Village Designation- Dave shared that Richard Amore presented to a small group (12-15 people) on June 20th outlining the merits and opportunities of having a “village designation”. Selectboard and PC members Bev and Dan attended. Dave explained that New Haven lost the designation when the Town Plan expired. Pam has drafted a letter seeking ACRPC support. PC reviewed and made minor edit suggestions. Dave will keep PC updated as to the progress.

4. Energy Updates-

- a. **Next Generation** solar is moving forward. The DRB heard the Forbes/Schmidt subdivision application on June 19. Dave explained that there is an agreement between the Town and Next Generation regarding the non-conforming use of the property after 15 years. DRB did not feel the requested condition related to the non-conforming use was relevant to the subdivision approval.
- b. **VT Gas-** Distribution line extending to Bristol is planned this year. Work to begin soon. The Town has an agreement with VGS regarding this phase. DRB is scheduled to hear the conditional use request to lay the line in the Flood Hazard District on July 17th/

5. Other-

- a. **PC Clerk- No action-** PC asked Dave to re-publish clerk position in newsletter and FPF.
- b. **PC member vacancy-** still down 1 member. Remove Angie's name from website.
- c. **Mike Lee/Town of New Haven Supreme Court decision-** Cindy Hill represented New Haven at a Supreme Court rocket docket held in Montpelier on June 22. The Court fully affirmed the Environmental Court order, EXCEPT for the one directive the Environmental Court judge had thrown in the decision (that we had not asked for) that Lee clean up all the junk on the property. The Courts decision does not become final until July 11. Mike has the opportunity to file for reconsideration by the 11th. One of the outcomes of the Courts decision is it clearly concludes that when box trailers are un-road-worthy and used for storage that they are 'structures'. Dave will keep PC posted.
- d. **PC asked Dave how many permits had been issued to date-** 24 permits to date, 1 new single-family home.

III. REVIEW OF MINUTES

- 1. 6/12/2017- Bev moved to approve as corrected. Correction is Francie had attended 6/12/ meeting, 2nd Francie. Approved 4-yes, 0-no, Rob abstained

IV. CORRESPONDENCE-

- 6/26/2017- John Madden in re; Town Plan Regional approval
- 6/26/2017 and 6/30/2017- Cindy Hill e-mail in re; Mike Lee Monkton Unified Zoning
- 7/10/2017- John Madden information packet presented at PC meeting

V. OTHER - NEXT MEETING- August 14, 2017-

Agenda- Review draft unified zoning bylaw

VI. ADJOURNMENT- Pat moved to adjourn at 8:00, Benj 2nds. Approved, 5 yes, 0 no.

Approved on:

10/2/2017


Rob Litch


Francie Caccavo


Beverly Landon


Benj Putnam


Pat Palmer