

New Haven Planning Commission Meeting
7:00 pm
Town Offices
Monday, April 29, 2013

Present: Co - Chair, Bill Brooks, Co-Chair, Francie Caccavo, Angie Dunbar, Pat Palmer, Rob Litch, Jim Walsh and Zoning Administrator, Dave Wetmore

Visitors: Claire Tebbs from ACRPC and John Madden

VISITORS BUSINESS:

1. **Claire Tebbs from Addison County Regional Planning:** This is probably her last meeting with the PC. She will be compiling all the information from all the meetings over the past year, and putting together a document that the PC can move forward with; and comes away with visions of the future for New Haven. Claire handed out images from Google Earth of businesses in Addison County. Maplefields in New Haven, Dakin Farm in Ferrisburgh and the Sears in Middlebury. She also took an outline of 50 acre parcels and laid it over areas to have a study in what different centers would look like.

We continued with Scenic Overlays, Claire had a large map of the Route 7 corridor from Ferrisburgh to Middlebury. Discuss areas to consider for scenic overlays that included:

- Claire referred to New Haven Junction as a place that offers a visual break. The approach is green, then a cluster of buildings and then green again.
- Scenic area behind New Haven Power Equipment.
- Route 7 North, as you leave town, nice green area. Discussion about this area included the proposed Solar Farm on the west side of Route 7.
- Discussion around whether land owners would be compensated for their property if it has a scenic overlay. All agreed the PC would have to be considerate to the land owner.
- Overlays could potentially add value to the land owner's property.
- Overlays add more restrictions.
- Claire pointed out New Haven already has quite a bit of commercial land along route 7, she advised the PC to look hard at existing commercial land.

The PC also discussed "visionfor7blogspot.com" that Claire had forwarded with visions of Route 7 that involved using a Form Based Code, or FBC. This formula generally works well in rural settings. She referred to the Town of Hinesburg who has open areas to bolster its town center, and make it more appealing. They recreated codes to bring buildings in. kind of like fitting pieces in a puzzle. Towns that use the FBC usually start over, but it does allow flexibility. Claire suggested the PC maybe pick and choose where they may want to use FBC, but not to change completely. She gave an example of the Town of Newport adopted FBC back in 2010; and Brandy Saxton just redid St. Georges Zoning Regulations based on FBC. Dave Wetmore remembers the Town of Middlebury first using FBC along South Street many years ago.

Claire will be forwarding her summary of the final report that will include 6 deliverables:

1. Site Analysis and Mapping in the current commercial district.
2. Review current Zoning Regulations.
3. Site plan preference studies.
4. Review design standards and building design from other towns.
5. Recommend design standards in the overlay district – this area was not discussed completely, and changes can still be made. Claire will include track changes.
6. Recommend next steps.

Claire – Wrap up project in the helpful way; leaving the Planning Commission with a document that they can still move forward with. Discussed any revisions that may be made prior to the public voting on it. Claire will not be at the May 8, 2013 meeting. She is hoping to have the document ready for the PC in mid -May. She is required to have it to the State in June.

The Planning Commission thanked Claire for her time.

Adjourn: 8:30 pm

Respectfully submitted:

Pam Kingman


Approved:



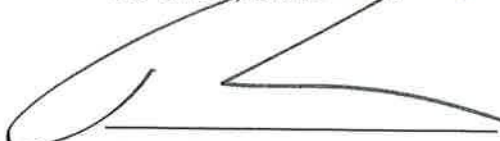
Co-Chair, Bill Brooks



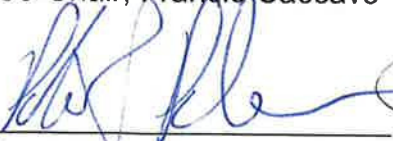
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