

New Haven Planning Commission Meeting
7:00 pm
Town Offices
Thursday April 5, 2012

Present: Chair, Jim Walsh, Rob Litch, Rod Case, Bill Brooks, Angie Dunbar, Francie Caccavo, Pat Palmer

Visitors: Brandy Saxton and John Madden

VISITORS BUSINESS:

1. John Madden has mailed some suggestions and changes to the recent Planning Commission Public Hearing Amendments.

In the **packet dated 3/15/12**, on **Pg.1 - #4**: John felt the PC should stay with the word "bylaws" instead of "regulations", because that is what the State Statutes use. Brandy Saxton indicated they both mean the same thing, and many towns are starting to use "regulations" instead of "bylaws".

Pg. 4 - #7: Home Based Business: John agrees with the PC's intent, but says it is not allowed by State law. Francie explained the PC has two definitions, one being Home Occupation which is in the home, and Home Based Business which is out of the home. John said he would like to see the PC include one employee be included with the permit. Jim Walsh will contact the town attorney for the definition of a business.

Pg. 6 - #10: Home Based Business and the number of "trips" from traffic: John is concerned that the DRB changes hands every few years, and things may change with each board. Discuss the number of trip's, how it may impact neighbors depending on what district they live in. With a Home Based Business located within a neighborhood gives the DRB the flexibility to say yea or nay to the number of trips.

In the **packet dated 3/20/12**, on **Pg. 3 - # 3**: Concerning "exemptions" - John would like to see the entire section removed. He feels that all items listed under exemptions are dealt with elsewhere in the bylaws (or regulations)-

1. **Brandy Saxton – Review of the Warned Public Meeting Discussion and review suggestions and comments from public for inclusion.** Brandy and the PC members went over Brandy's revisions (done in red) to the Summary of proposed amendments to the adopted Zoning Bylaws.
 - **Section 220: Zoning Map: added" Town Class 1, Town Class 2 or Town Class 3..."**

- **Section 3221: Exemptions - #8** will now read, “One temporary structure not to exceed 300 sq. ft. in area erected for personal storage of motor vehicles or other materials provided that it is erected on or after September 1, and taken down on or before May 1 of the next year. Such structures remaining erected beyond this time period shall comply with all applicable requirements and approvals for the zoning district in which they are located.”
- **Section 504: Home Occupations and Home Business: A: Home Occupations. #8** – “Home Occupation shall not generate more than twice the amount of traffic typical of other residences in the area. A Home Occupation shall not generate truck traffic in excess of what is typical of other residences in the area.
#11 – Signage for a Home Occupation shall be in accordance with Article VII of these regulations.
- **Section 504: #9** – The DRB may establish a limit on the amount of customer and /or truck traffic a Home Business may generate as deemed necessary to protect the character of the area and quality of life for nearby residents.
#12 – Signage for a Home Business shall be in accordance with Article VII of these regulations.
- **Section 516: Temporary Uses and Structures: Brandy added: Construction-Related.** The Zoning Administrator may issue temporary permits for nonconforming structures or uses, excluding dwellings, incidental to construction projects for a period not exceeding 1 year provided such permits are conditioned upon agreement by the owner to remove the structure or use upon expiration of the permit. Such permits may be renewed upon application for an additional period not exceeding 1 year.
Portable Accessory Structures. Portable lightweight structures, carports, storage sheds, storage units, storage containers, storage trailers, vehicles used primarily for storage, pole barns and similar accessory structures without permanent foundations or footings shall be deemed the same as any other structure and shall be subject to all applicable provisions of these regulations.
Jim Walsh would like to work more with Zoning Administrator, Dave Wetmore and Brandy Saxton on Temporary Uses and Structures

NEW BUSINESS:

1. **Proposed Vermont Gas Pipeline:** Discuss which route the PC prefers if and when they come through New Haven. Angie Dunbar made a motion to agree on

the recommend route the Vermont Gas Pipeline should follow is North St. to Town Hill Road, up Route 7 to Middlebury. Seconded by Pat Palmer. 7 yes / 0 no
Correspondence from Susan Smiley in regards to the proposed Pipeline; she would prefer it stayed off of Route 7 all the way through New Haven.
PC members will work on drafting a letter to the Selectboard and Vt. Gas stating their preferred route.

- 2. **Monthly Meetings** – Discuss changing the meeting nights to be able to include Zoning Administrator, Dave Wetmore. After some discussion, Bill Brooks made a motion to move the **Planning Commission meetings to the second Wednesday of each month; for the next 8 months, starting on May 9, 2012, at 7:00 pm; in the Town Offices.** Seconded by Angie Dunbar. 7 yes / 0 no
- 3. Angie Dunbar made a motion to appoint Francie Caccavo and Bill Brooks as Co-Chairs of the Planning Commission, effective June 1, 2012. Seconded by Jim Walsh. 7 yes / 0 no

REGULAR BUSINESS:

- 1. Francie Caccavo made a motion to approve the minutes from February 2 and February 16, 2012, seconded by Bill Brooks. 7 yes / 0 no
- 2. Angie Dunbar made a motion to approve the minutes from March 15, 2012, after Bill Brooks makes the necessary changes. Seconded by Jim Walsh. 7 yes / 0 no

MISC. CORRESPONDENCE:

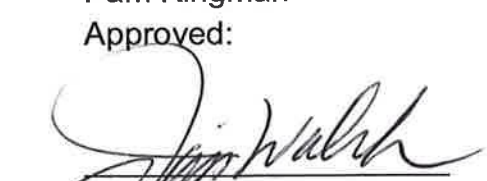
- 1. Land Use Permits for Pike Industries.

Adjourn: 9:00 pm

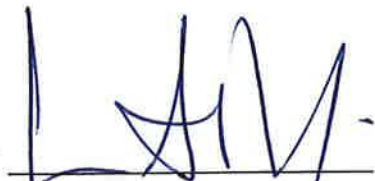
Respectfully submitted:

Pam Kingman

Approved:




Chair, Jim Walsh




Bill Brooks



Francie Caccavo



Rod Case



Angie Dunbar



Rob Litch



Pat Palmer