

ORIGINAL

Present: Rod Case, Angie Dunbar, Rob Litch, acting chair, Pat Palmer, Benj Putnam, Jim Walsh, and Dave Wetmore, ZA

Absent: Francie Caccavo

Visitors: John Madden, Steve and Marcia Dupoise, Jim Foley

Meeting Notes:

Rob as acting chair, called meeting to order at 7:00 PM. Dave Wetmore took minutes. The agenda was posted and it is attached. **The March 12, 2014 meeting was cancelled due to weather.**

I. VISITORS BUSINESS:

- a. Steve and Marcia Dupoise- Jim Foley presented the Dupoise request to convert the balance of their property located on Rte. 7 and Belden Falls Road from RA-10 to Highway Commercial (HC). Jim cites the Town Plan support for this change, specifically the "Land Use Planning Area Map" on page 24. Requests the PC to move forward with the amendment as the Town had recently done with the Horn property. Mr. Foley noted that the Dupoise property is a 30+/- acre parcel of which 10 acres is designated as HC and is developed with the Ethan Allen Storage facility. The Balance of the parcel (20 acres) is open land bordered on the north by Belden Falls Road. Mr. Foley referred to amendment request outlined the letter that the Town received on February 3, 2014.

Dave- acknowledged receipt of the letter and referred to the letters point that a petition may follow.

Mr. Foley- responded that that is still an option but that process does not give the PC discretion or planning review on the proposed amendment.

John Madden – stated that this amendment request has been voted down twice by the Town and that this request would also require a Town vote pursuant to section 4485.

Steve- asked the PC to consider his request and noted that his former amendment requests had not been supported by the Town Plan. Based on the Town Plan adopted in 2011 the planning area does support his request. Steve asked what is the time table for PC action on his request?

Rob- stated that the PC would not be voting tonight. It would be put on the next PC agenda for discussion. The PC is not required to act on the request within any specified time period. If they do take formal action to move it forward it would then follow the process outlined in Statute.

- b. John Madden- passed out information on current New Haven sign bylaws and information from the "Sustainable Living Conference" he attended.

Dave- asked John for an update on his Environmental Court summons regarding the Horn property? John stated that it is proceeding and that he has recently submitted more documents for

the Court. John also stated that he has expressed his concern regarding Ms. Hill professional conduct to the "Professional Responsibility Board".

II. REGULAR BUSINESS:

It was noted that Jim and Rod would leave early so they could attend the ACRPC meeting. Rob took the Board's agenda out of order so they could participate in the Board's regular and new business before they had to leave.

1. PC welcomed Benj Putnam. Benj was recently appointed by Selectboard.
2. Election of PC Chair and V. Chair-
 - a. Rob moved to nominate Francie as chair for the next year. Angie 2nds. No discussion, approved 6-yes, 0-no.
 - b. Angie moved to nominate Rob as vice chair for the next year. Pat 2nds. No discussion, approved 6-yes, 0-no.
 - c. PC discussed clerk position. Dave reminds PC that he or another appointed clerk may not always be able to attend. No action taken.
3. PC meeting minutes from 2/11/2014 were reviewed for approval. Angie moved to approve the 2/11/2014 minutes as drafted. Pat 2nds. Approved 5-yes, 0-no, Benj. abstained
4. Meeting schedule- PC discussed moving the meeting so it does not conflict with ACRPC meetings. Pat moved to meet on the 2nd Monday of each month at 7:00pm. Angie 2nds. Discussion- Rob call Francie and Mondays are good for her. Next scheduled meeting would be May 12, 2014. Dave expressed that this change would be good for him. Change to meeting schedule approved 6-yes and 0-no. Dave should notify Pam and Suzy of the change.
5. Jim Walsh- expressed that PC work on amendments to the HC district and signs may require more time and suggests meeting 2x/month. No action taken.

III. CORRESPONDENCE:

- a. CC memo from Dean Percival
- b. VT Gas Stream Alteration Permit information
- c. John Madden letter dated 2/25/2014
- d. WW amend to WW-9-1649, Ellen Rotax
- e. VT Gas proposed gate station colors- **Jim suggested that Pam Marsh and Kathleen Ready should be consulted on this.**
- f. VT Gas Wetland Permit information

IV. PC BUSINESS:

Old Business-

1. Signs-

Jim- discussed the need to get on top of the sign issues in Town. He handed out Middlebury's bylaw regarding signs and suggests that with some edits they could work for New Haven. He also addressed the use of LED lighted and moving signs. A lighted sign is one thing but a moving or constantly changing sign is altogether different. Intensity of the lights and light trespass are also a

concern. Further, Jim expressed concern that many signs are lighted 24/7. Lighting the State Police facility sign 24/7 is necessary, but most are not.

Dave expressed that appropriateness of signage and lighting is different for Burlington than it would be here on rural Rte. 7. Dave shared a picture of an Irving stations lighted canopy and asked is that appropriate in New Haven.

John suggested that moving signs are a distraction to motorists.

Angie- suggested she is ok with lighted signs but not moving. Benj agreed.

Pat and Rod- expressed concerned with light trespass onto neighboring properties and into the night sky.

Steve and Marcia- expressed that signs are a form of advertising. Signs function after hours and their presence is important, but they do not feel most signs need to be lit 24/7.

Board- concluded that sign lighting should not be allowed 24/7. There may be exceptions like the State Police facility. Moving/changing signs should be discouraged and maybe prohibited. Board will look at Middlebury sign bylaws and Brandy's draft for the next meeting

Jim and Rod- left at 8:10 PM

2. Continued work on HC amendments-

PC began at section 7.2. "Canopy Lighting"- see comments above

8- "Lighting"

8.1- PC discussed that minimum lighting and lighting in general is difficult to measure. Dave suggested that Starksboro lighting review refers to "lumens" and they are easy to measure. Dave handed out Starksboro's draft for PC review. Board need to understand more about the way lighting is measured and how a lighting standard would be applied. Dave will share some information before the next meeting.

8.2- PC discussed that this seem vague, what is appropriate scale? PC noted that there is a relationship between pole height, lighting and number of poles. Would be nice to have some more information. PC settled on the following standard: "**Pole height shall not exceed 1.25x/the building height or 30-ft, whichever is less**".

8.3- Amend to read: "**Exterior lighting shall be shielded and directed away from traffic, neighboring properties and the night sky**".

8.4- OK as drafted, and shall include signs that appear to change and/or move. Additionally, these types of signs should also not be visible from the outside of the business, i.e. windows.

**New Haven Planning Commission Meeting
New Haven Town Office**

April 9, 2014

PC- noted that their homework is to review signs (Brandy's draft and Middlebury's) and Starksboro's lighting standards

May 12, agenda to include:

1. Discuss merits of Dupoise request
2. Continue with sign and HC review

Pat moved to adjourn at 9:05 PM, 2nd by Rob. Motion approved 4-yes and 0-no

Respectfully submitted:
Dave Wetmore

Approved on 5/12/2014

Rod Case

Angie Dunbar
Angie Dunbar

Rob Litch

Pat Palmer
Pat Palmer

Benj Putnam
Benj Putnam

Jim Walsh
Jim Walsh