

**Town of New Haven Planning Commission**  
**7:00 pm**  
**Town Offices**  
**Wednesday, August 15, 2012**

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

Visitors: Iva Menard, John Madden and Claire Tebbs from Addison County Regional Planning Commission

**VISITORS BUSINESS:**

1. John Madden – Handed out a packet on the proposed Natural Gas pipeline.

**NEW BUSINESS:**

1. Discussed the Informational Meeting about the proposed natural gas pipeline that was held on Tuesday, July 31, 2012. The meeting was very well attended; Francie Caccavo and Bill Brooks were both able to attend. At the end of the meeting folks were able to mark off their preferred route on a piece of paper, the majority of people want to see the pipeline come down North St. to Town Hill Rd. and head south on Route 7. Pam Marsh had brought up the idea of forming a committee to discuss which route the pipeline would take. The PC feels at this time a committee would be premature, especially when we don't know which route the pipeline will take. Francie will email Steve Wark from VT Gas to ask about the cost of distribution line vs. a transmission line / renewed proposals for routes and tax ramifications.
2. Review most recent draft of zoning recommendations by the Selectboard and suggestions by Brandy Saxton. The PC thoroughly went through the zoning amendments page by page. The following are ones the PC discussed further:
  - Page 4. Front Yard Setback – The Selectboard had recommending removing “signs”. Dave Wetmore feels that should not have been deleted.
  - Page 8. Structure – Brandy provided an alternate definition that is used by the state and other towns. Dave and Brandy both agree that by the Selectboard's addition of the word “interior” to the definition, you suggest that building permits are needed for interior renovations, which they are not. Jim Walsh made a motion suggesting the Selectboard review Brandy's suggested recommendation of the definition of structure, seconded by Pat Palmer. 7 yes / 0 no
  - Page 14. Temporary or Portable Uses and Structures – In the last paragraph the Selectboard removed “tent like garages and carports”

- Page 14. Temporary or Portable Uses and Structures – In the last paragraph the Selectboard removed “tent like garages and carports” because they did not want people to have to get a permit for these. The Selectboard also discussed the idea of reducing the permit fee for these structures. Francie suggested going along with the Selectboards recommendation so this document can be moved along.
- Discussed being able to see the track changes to these large documents. Right now each “entity” is using a different color, but it is hard to read the document. Claire Tebbs suggested using side bubbles and use dates in the margin next to every change. She said you need to establish a criterion for the track changes, she suggested minimizing the number of people working on the master document. She said it also helps having consistency in naming the files and using dates.

**3. Claire Tebbs from Addison County Regional Planning Commission** to discuss the Route 7 corridor zoning update project. Claire handed out 5 questions for the PC to answer about New Haven Highway Commercial. She pinpointed on other pages in the packet all of the commercial buildings along Route 7; along with the existing bylaws for the Highway Commercial District. She noted the last map in this packet shows the potential route for the proposed gas pipeline. The PC took 5 -7 minutes to answer the questions. Then she had a few members tell what their answers were before she collected them. Claire will put together an analysis of the answers. Next Claire handed out an 11 page Character Preference Study. “The purpose of this exercise is to identify those features and details of buildings, building placement and landscape (including road edge, driveway and parking features) that you find appropriate or inappropriate for New Haven’s highway commercial districts along Route 7 and Route 17...” The PC took a few minutes to fill this study out. Again Claire will put together an analysis of their answers. For the next meeting Claire will compile the preference study, put together a site analysis package and design standards. Some of the design standard tasks ahead include: property rights, major corridor, alternative scenarios, she is asking the PC to think outside the box. Claire will be at the next meeting on Wednesday, September 12, 2012. The PC thanked Claire for coming, and all felt it was a productive meeting with her.

- 4.** Quotes from Brandy Saxton – Francie will email Brandy for clarification on the two quotes.

#### **REGULAR BUSINESS:**

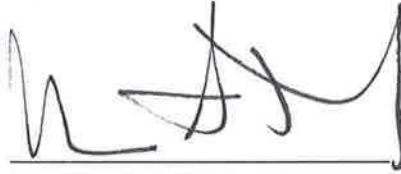
1. Francie Caccavo made a motion to approve the minutes from July 11, 2012, seconded by Rod Case. 7 yes / 0 no

Adjourn: 9:30 pm

Respectfully submitted:

Pam Kingman

Approved:



Co-Chair, Bill Brooks

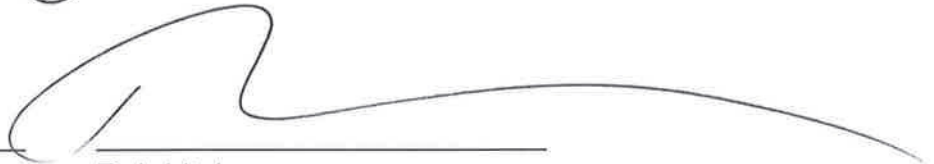


Co-Chair, Francie Caccavo

Rod Case



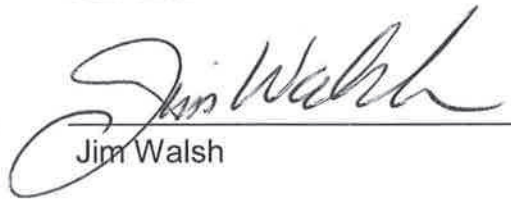
Angie Dunbar



Rob Litch



Pat Palmer



Jim Walsh