

New Haven Planning Commission  
Town Offices, New Haven, Vermont  
August 4, 2011

**Members Present:** Bill Brooks, Francie Caccavo, Rod Case, Rob Litch, Pat Palmer, Jim Walsh

**Members Absent:** Angie Dunbar

**Staff:** Zoning Administrator - Dave Wetmore

**Guests:** John Madden

Jim Walsh, Chair, called the Planning Commission (PC) meeting order at 7:04 PM.

Walsh introduced a proposal from Adam Lougee, Addison County Regional Planning Commission (ACRPC), asking if New Haven would be interested in participating in a grant that would accomplish the same work ACRPC had/are completing for the Town of Waltham. The scope of work is an analysis, and recommendation for design standards along Rte 7 in Waltham's highway commercial district. Lougee is also suggesting that the Town of Ferrisburgh participate along with New Haven. Walsh was concerned the grant would not allow for the other work that needs to be done with the zoning amendments. Walsh and Caccavo, agreed to meet with ACRPC to further discuss grant details.

**Cross Pollination, Inc.**

John Madden has filed a Motion to Alter or Amend the proposal (see attached).

**Zoning ByLaws- Set Backs**

The Zoning Administrator (ZA) proposed amending the setback language in the Bylaw definitions to include something more broad than just being measured from the building frontline, at least in the highway commercial district where setbacks should also include parking or display areas. This discussion led to a conversation regarding the actual setback dimensions required for each district and the required 200-ft setback from a residential district in the highway commercial district. Required setbacks should reflect the Town or State Right-of-Way that range from 3-6 rods (49.5 feet to 99-feet) and ensure that no development is proposed in the Right-of-Way.

The PC agreed (by consensus) that the ZA should amend the following:

- Definition of a "structure"
- Section 540 – setbacks should be measured perpendicular to the front, rear or side boundary.
- Change the 200 foot setback (Section 1005A) to 100-feet. This setback only affects conditional uses and only property/uses that abut the residential districts.

**Minutes**

Approval of the PC minutes for the 7/7/2011 meeting will be deferred to the next regularly scheduled PC meeting on September 1, 2011.

**New Business**

It was suggested that the PC meet more often than the regularly scheduled once a month meetings in order to expedite the review of the Zoning Bylaw changes.

The PC agreed (by consensus) to meet every two weeks beginning in September. Meeting dates for September would be: Thursday, September 1 and Wednesday, September 14, 2011. Walsh will check with Brandy Saxton, if she is available to meet with the PC on September 1<sup>st</sup>, the PC will resume the discussion on Home Occupation at that time.

Palmer made the motion to adjourn

Brooks seconded

Discussion – none

Vote: Yes- 6 (Brooks, Caccavo, Case, Litch, Palmer, Walsh)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 9:00 PM

Respectfully Submitted By

Karen Gallott

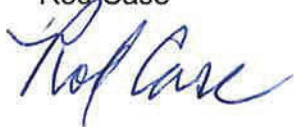
Jim Walsh, Chair



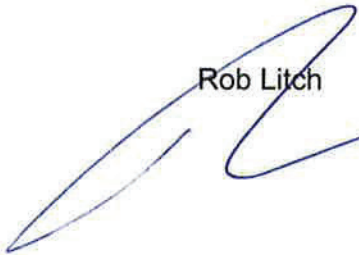
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