

Town of New Haven Planning Commission Meeting
7:00 pm
Thursday, December 1, 2011

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

Absent: Francie Caccavo

Visitors: John Madden

VISITORS BUSINESS:

1. **John Madden** – He is filing a petition to have a town vote for any changes to the bylaws.

NEW BUSINESS:

1. Review zoning recommendations and changes to punch list. Plan date for Public Hearing.
 - Dave Wetmore has typed up new drafts
 - Waiver language not done yet, which is # 2 on the list.
 - Planning Commission found some changes missing from Dave Wetmore's revised draft. Jim Walsh will connect with him and write up a new draft.
 - Structure Definition: delete "except a wall or fence on an operating farm."
 - Dave will forward new draft with the changes to the DRB for review.
 - Dave Wetmore is determining the number of days to warn a public hearing, it is either 15 or 30. Possibly try to hold it on Feb. 2, 2012.
 - Will wait to do waiver language.
 - Grant update: Jim Walsh got an email from Adam Lougee at ACRPC. Grant is looking good, but nothing definite yet.
 - Look at finishing up Home Occupation language.
2. **Zoning Map:**
 - Need to look at making adjustments to the Commercial Zoning District
 - Enlarge Commercial zone from west side of Route 7 from Belden Falls Road to the New Haven Storage on Route 7.
 - We may get one resident against Commercial zoning, and one who is for it.
 - Think about moving Commercial line enough to incorporate part of New Haven Storage facility building that currently is in RA District. Another option is to leave it "as is." Or compromise to make some of that area commercial, but leave some in RA as a buffer before the Residential area.

- On the East side of Route 7, (Home Health, Sugar House Motel and Cyclewise) consider making depth of Commercial zone 400' from the center of the road.
- Horn property going back into Commercial, this was already commercial for 20 years or so.
- Route 17 East: Extend Commercial zone on 3 lots (to include Forrest Drive) as well as the two houses across Route 17, Allen and Legault. All PC members are in agreement with these two changes.

REGULAR BUSINESS:

1. Bill Brooks made a motion to approve the minutes, with changes from November 3, 2011, seconded by Rod Case. 6 yes / 0 no

Adjourn: 8:30 pm

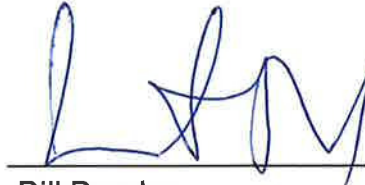
Respectfully submitted:

Angie Dunbar, took minutes


Pam Kingman, typed minutes

Approved:


Chair, Jim Walsh


Bill Brooks


Rod Case


Angie Dunbar


Rob Litch


Pat Palmer