

Town of New Haven
PLANNING COMMISSION MEETING (Remote)
New Haven Town Office
Monday, December 9, 2024
Meeting Minutes

[Approved by unanimous voice vote at January 13, 2025 PC meeting.]

Planning Commission (PC) Members Present: Remote: Kathy Cahill, Maggie Eaton, Rob Litch, Benj Putnam, Bev Landon

Staff Present:

Peggy Connor, Zoning Administrator & Minutes

Visitors Present:

None.

I. Call to Order:

Kathy Cahill called the meeting to order at 7:01 p.m.

1. Adjustments to Agenda

None.

2. Visitors' Business

None.

II. Zoning Administrator Report

Next Steps determined at the PC work session held November 11, 2024 included:

- ZA will draft Report Form and public hearing notice for PC review.
- Kathy Cahill will work with Conservation Committee, road crew, and ACRPC to finalize wildlife crossings map.
- ZA will add grid lines to graphs (i.e., school enrollment, births & deaths, educational attainment, etc.)
- ZA will update the proposed timeline for submission of the Town Plan to the Selectboard:
 - Schedule PC public hearing for January 13, 2025.
 - Send statutorily required notice to adjoining municipalities 30 days prior to public hearing.
 - Warn public hearing in local paper 15 days in advance.
 - If there are no major changes following the PC's public hearing, the proposed Town Plan may be submitted to the Selectboard to be warned for another public hearing.

III. Continue Reviewing Update of Town Plan:

A. Conservation Committee's Overlay for Habitat Map (Kathy/Maggie)

Kathy Cahill worked with Ellie de Villiers of the Conservation Committee and Hannah Andrew of Addison County Regional Planning Commission to finalize the Wildlife Crossing Map (page 28) submitted to the Planning Commission for review. Members agreed that there needs to be clarification of the gray and green areas identified by the road crew, and high priority crossing areas shown by Vermont Fish & Wildlife respectively, and to confine those crossings to only roadways. Kathy Cahill will review drafts of the map with Ellie to determine if these areas may have been shifted during the map-making process.

B. Continue Review of Goals and Objectives for Chapters 6 and 7

PC members agreed to the following changes:

- 60
- 61 ➤ Page 36: Objective E to read: “Site and design non-farm commercial, industrial and
- 62 utility development to minimize adverse impacts on prime and state-wide agricultural
- 63 soils.”
- 64 ➤ Page 36: Delete Objective F
- 65 ➤ Page 42: Delete Goal 1, Objective E
- 66 ➤ Page 42: Goal 2 to read: New Haven will make reasonable efforts to mitigate risks to
- 67 public safety, critical infrastructure, structures, and municipal investments.”
- 68

69 Maggie Eaton suggested that the Town’s All-Hazards Mitigation Plan, currently being updated
70 and referenced in the Town Plan on page 37 under Chapter Seven: Flood Resilience, should
71 include the following statement:

72

73 “Climate change is causing unprecedented weather events. While the trend is for increasingly
74 damaging storms of all kinds in all seasons, the Town cannot reliably predict the timing, the
75 intensity, or the locale of these weather events. In spite of this highly unpredictable situation, the
76 Town will make reasonable and feasible efforts to implement the goals and objectives pertaining
77 to both the natural environment and the built infrastructure.”

- 78
- 79 ➤ Delete Implementation Matrix, pp. 43-47.
- 80

81 **C. Steps to Finalize Draft**

82 PC members authorized the ZA to send notice to neighboring municipalities via email
83 requesting acknowledged receipt, and warn the public hearing for January 13, 2025, upon
84 condition all recent changes noted above are incorporated in the 2025 Town Plan Draft.

85

86 **D. Review State Required Reporting Form**

87 PC members agreed to the following changes to the required Reporting Form:

- 88
- 89 ➤ Delete 1st paragraph (duplicate)
- 90 ➤ 1st paragraph to read: “The New Haven Town Plan was last updated in 2016 and
- 91 adopted on March 7, 2017. Upon approval by voters on July 28, 2021, the Enhanced
- 92 Energy Plan was made part of the Town Plan. The Planning Commission is now
- 93 proposing amendments to the 2017 Town Plan in order to bring it into compliance with
- 94 recent statutory requirements, as well as update data, maps, and other information
- 95 within the plan. These amendments include:”
- 96 ➤ Delete last bullet: “Appended Enhanced Energy Plan, approved by town vote July 28,
- 97 2021”
- 98 ➤ Add to Public Hearing Notice after 1st paragraph: “The Public Hearing will be followed by
- 99 a regular Planning Commission meeting.”
- 100

101 **IV. Approve PC Meeting Minutes for October 28, 2024**

102 Bev Landon moved to approve meeting minutes for October 28, 2024; Kathy Cahill seconded.
103 **MOTION PASSED** with 4 in favor (K. Cahill, B. Putnam, M. Eaton, B. Landon), 0 opposed, and
104 1 abstention (R. Litch)

105

106 **Adjourn**

107 Maggie Eaton moved to adjourn; Bev Landon seconded. **MOTION PASSED** with 5 in favor (K.
108 Cahill, B. Putnam, M. Eaton, B. Landon), 0 opposed.

109

110 Meeting adjourned at 8:00 p.m.

111

112 Respectfully submitted,
113 Peggy Connor, Zoning Administrator