

ORIGINAL

Present: Chair, Francie Caccavo, Rod Case, Angie Dunbar, Pat Palmer, Jim Walsh, and Zoning Administrator, Dave Wetmore

Absent:

Visitors: John Madden, Chris Granstrom, and Sara Granstrom,

Meeting Notes:

Francie called meeting to order at 7:00 PM. Dave Wetmore took minutes. The agenda was posted and it is attached.

I. VISITORS BUSINESS:

- a. Chris Granstrom- presented to the PC the concept of “integrated agricultural uses” citing Hinesburg and Shelburne’s zoning examples. Chris suggested that the concept has momentum. It adds to the ability of farms selling directly to the consumer. Farms need the ability to flexible and sustainable- farming is a retail business and farmers need more flexibility to build upon their success of selling directly to consumers.

Chris stated that expanded opportunities would be subservient to the primary agricultural enterprise. Unlike traditional commercial uses farms can’t move as they grow like traditional commercial business might. Chris believes that farmers need expanded opportunities to market their products. The traditional rural landscape that we all recognize as important to us, need these agricultural enterprises’ to continue. Chris cited Hinesburg as an example. Integrated agricultural “IA” uses are broadly supported. In Hinesburg all IA uses are conditional and require DRB approval. This provides for a greater review and control of the use. Chris noted that when he presented to the PC before he was supporting IA as a permitted use but he now supports them as a conditional use. Chris believes this is an investment in the rural economy. Chris reads from New Haven’s Town Plan and notes that IA is well supported in goals #1, 2 and others.

Chris highlighted that Hinesburg has 4 definitions for agricultural uses. They include; 1. Agricultural accessory uses, 2. Farm Café, 3. Integrated Agriculture, 4. Low Impact Agribusiness. Chris currently has 12 acres of grapes and employs three people. His agricultural business attracts folks to the area and expresses that the Town Plan supports and encourages his use of the land. Chris noted that Shelburne zoning has similar support for agricultural uses but noted the bylaw seems less clear and more difficult to read.

Francie- Thanked Chris for sharing and explained what the PC has been working on, relative to possible amendments to the Bylaws. The list seems long but the PC should consider how Chris’ suggestions work into PC plans.

- b. John Madden – no comments at this time. Francie explained that John’s participation will be limited primarily to visitor business. If it was a major discussion point, John should request time as the agenda is being developed prior to the meeting. John does not agree and feels that things have worked well up to last meeting. John noted that the public should be allowed to talk. Francie noted that John and all public visitors are given that opportunity during visitor business. The PC has work to do and while these meeting are open to the public the PC must be allowed to do their work in a productive and uninterrupted manor.

II. PC BUSINESS:

Old Business-

- 1. **Signs-** Francie asked PC how they wanted to move on sign discussion? PC members noted that they are relevant to the amendments to the HC district. Dave noted that the HC draft amendment does have a section on signs and maybe the PC should continue to review HC and deal with signs when we get to them. PC agreed.
- 2. Continued work on **HC amendments-**

PC began at section 4.3. “Fencing”- PC decided to make into three standards

- a. Fencing materials shall match associated building materials.
- b. Shall be in character with the rural landscape
- c. Consistent with the use of the property

PC agrees that this needs work!

4.4- Outdoor trash storage- Pat moved as drafted, Francie 2nds- motion carried 5-yes and 0-no

5.- Vehicle and Equipment Sales- PC observes that to be consistent the word “vehicle” should be struck. Section 5 shall now be “Equipment Sales”

5.1- Displayed Inventory- PC discusses the word “majority”. Does this mean up to 49% of the “rolling stock” could be displayed at the front of the building? Is that what we mean to do? “Rolling stock” is defined as any stock or inventory that can be moved and taken away. PC decided that “rolling stock” is “inventory” and should be referred to as such.

PC decided to change 5.1 as follows; **“Equipment and inventory shall be stored and/or displayed inside, in the rear or on the side of the associated building”**. PC discussed what would be acceptable to display in front of a business building.

5.2- Currently missing. PC added the following- **“Inventory displayed at front of building”**

5.2 - Subject to DRB approval, equipment and inventory, not to exceed 5 pieces of equipment, may be displayed in front of the primary business structure. Francie moved as written herein, Pat 2nds. Approved 5-yes and 0-no.

5.3- Required landscaping – Dave stated that these landscaping requirements are very weak and don't say much. Landscaping requirements are important but they need to be based on a plan approved by the DRB, specific to each use and not arbitrary planting stock minimums. Pat moved to strike this standard and Angie 2nds. Motion carried 5-yes and 0-no. Section 5.3 was removed as drafted. PC should review again.

6- "Parking and Driveways"- This is weak. As currently drafted these standards are weaker than we currently have. Dave offers to share what Starksboro is working with regarding parking, lighting, etc. PC will review and think about how this section should be amended to accommodate New Haven's needs.

7- "Gas station and building canopies"- PC noted that this section should be referred to as "Vehicle Fueling Station"

7.1- Change as follows- "Any building canopies shall be of the same architecture of the associated building and consistent with the building materials, scale and massing". New scaled examples of drawings should be incorporated in the margin. Pat moved as noted herein, 2nd by Francie, approved 5-yes and 0-no

7.2- Canopy lighting- PC will pick up here next meeting. Members should be prepared to discuss signs, parking and internal lighting.

New Business:

1. PC member to replace Bill Brooks- No action
2. Dupoise letter- Dave asked if the PC needed to respond to this request. PC agreed that Cindy should be consulted before making taking any action. Cindy should respond if appropriate. Depending how this requests move forward, will depend on how it would get adopted.

III. REGULAR BUSINESS:

1. Public hearing minutes from 1/28/2014 were reviewed for approval. Pat- moved to approve the 1/28/2014 minutes as drafted. Rod 2nds. Approved 5-yes, 0-no,
2. Meeting minutes from 1/29/2014 were reviewed for approval. Pat- moved to approve the 1/29/2014 minutes as drafted. Rod 2nds. Approved 5-yes, 0-no,
3. Next scheduled meeting- March 12, 2014, Francie will not attend

IV. CORRESPONDENCE:

1. VLCT Legislative update s.201

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

February 11, 2014

2. VLCT Legislative update on 24VSA 4413- "prohibition expire"
3. 2/3/2014- Dupoise request to modify HC district
4. 2/3/2014- Madden letter to Cindy Hill
5. Integrated Ag information


Angie moved to adjourn at 9:05 PM, 2nd by Rod. Motion approved 5-yes and 0-no

Respectfully submitted:
Dave Wetmore

Approved on _____

Rod Case

Co-Chair, Francie Caccavo



Angie Dunbar

Rob Litch



Pat Palmer



Jim Walsh