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**Town of New Haven
PLANNING COMMISSION MEETING
New Haven Town Office
Monday, February 12, 2024
Meeting Minutes**

[Approved by unanimous voice vote at March 11, 2024 PC meeting.]

Planning Commission (PC) Members Present: Co-chair Kathy Cahill, Benj Putnam (in person), Maggie Eaton and Bev Landon (remote).

Absent: Rob Litch, Megan Ooms

Staff Present:

Peggy Connor, Zoning Administrator & Minutes

Visitors Present:

Susan Smiley, Craig Zondag, Sofi Langis, Polly Darnell, Mark Cahill

I. Call to Order:

Kathy Cahill called the meeting to order at 7:04 p.m.

1. Adjustments to Agenda

None.

2. Visitors' Business

None.

PUBLIC FORUM RE: UPDATES TO TOWN PLAN

Kathy Cahill explained that the Town Plan is updated every 8 years, and although municipalities are under no statutory requirement to adopt a municipal plan, only those municipalities with approved plans are eligible for Municipal Planning Grants. The Planning Commission encourages input from the community throughout the process by attending the commission's monthly meetings on the second Monday of the month, or sending their suggestions, questions and concerns to the Zoning Administrator.

South Street resident Craig Zondag suggested the Planning Commission address the following:

- Establish self-imposed zoning regulations regarding buffer zones next to rivers and streets
- Identify New Haven's public lands, and those recognized as "recreational" for potential disc golf course
- Define gun restrictions on private property

Polly Darnell of Forest Drive and Conservation Commission member suggested the Planning Commission also consider:

- Act 171 which allows municipalities to address protection of forest blocks and habitat connectors while supporting the local forest products industry. The Vermont Agency of Natural Resources offers planning guidance online : "A Key Step Toward Protecting Forest and Wildlife Resources"
- Preserving wetlands for wildlife
- Clarify Objective E on page 10 of Town Plan: "Support the agricultural use of lands that, if in their natural state would be classified as wetlands, in accordance with state and

57
58 federal regulations, while encouraging all landowners to maintain naturally vegetated
59 buffers around or along surface water features.”
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61 **PUBLIC HEARING CLOSED (7:50 p.m.)**

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63 **II. Zoning Administrator’s Report**

- 64
65 ➤ The Selectboard has scheduled its first public hearing on the proposed Zoning and
66 Subdivision Regulations for Tuesday, March 19, 2024, at 7:00 p.m. Generally, once a
67 selectboard has issued notice of its first public hearing on the proposed zoning
68 regulations, the Zoning Administrator must then apply the proposed regulations to any
69 application for a period of 150 days [[https://www.vlct.org/article/bylaw-amendment-
70 process](https://www.vlct.org/article/bylaw-amendment-process)].
71 ➤ Addison County Regional Planning Commission (ACRPC) Community Planner Katie
72 Raycroft-Meyer will meet with the Planning Commission on March 11, 2024 to consult on
73 Town Plan update.
74 ➤ Dan Mallach of DuBois and King, who met with the Planning Commission in November
75 2023 on the Vergennes Planning and Environmental Linkages -- PEL Study -- will again
76 meet with the Planning Commission in April to give a brief update about what was
77 learned at the workshops held on the various proposed routes.
78

79 **III. Energy Committee Report Follow-up Re: Name Change**

80 Maggie Eaton advised that a name change is no longer being considered.
81

82 **IV. Review Rewcommended Updates to Town Plan (as assigned to PC members at
83 the January meeting)**

84 Deferred
85

86 **V. Approve PC meeting minutes for January 8, 2024**

87 Deferred for lack of quorum of those present on January 8th.
88

89 **VI. Adjourn**

90 Benj Putnam moved to adjourn; Kathy Cahill seconded. **MOTION PASSED**
91 **UNANIMOUSLY**. Meeting adjourned at 8:00 p.m.
92

93
94 Respectfully submitted,
95 Peggy Connor, Zoning Administrator