

New Haven Planning Commission
7:00 pm
Town Offices
Wednesday, February, 13, 2013

Present: Co-Chair, Bill Brooks, Co-Chair, Francie Caccavo, Rod Case, Angie Dunbar, Pat Palmer, and Zoning Administrator, Dave Wetmore

Absent: Jim Walsh and Rob Litch

Visitors: Claire Tebbs from ACRPC and John Madden

VISITORS BUSINESS: None

OLD BUSINESS:

1. **Claire Tebbs from ACRPC** – The PC went over what they had discussed after Claire had left the work night on January 30, 2013. The three topics of discussion were as follows:
 - Revised zoning map to present to the Selectboard.
 - Front Yard Setbacks in the HC District should revert back to 75'. There had been discussion about changing it to 125' from the centerline of Route 7. The PC agrees it should revert back to the 75'. PC discussed having a "green space" in front of buildings. Dave Wetmore suggested physically going out and measuring along Route 7; or you can use Google Earth to get an approximate measure.
 - On page 2 – The PC agreed that you cannot create denser zoning on Route 17 in the Junction because it is too wet.
2. Claire had previously emailed her summary from the work night, along with questions that were generated from the PC. She answered the questions in her summary and reviewed them with the PC.
3. Return to the work night packet and pick up with:
 - **Overlay Districts:** Francie had touched on the topic with Jerry Smiley, who was really the driving force behind this. Francie thought maybe the overlays could be done in "blobs" along Route 7. She thought it would keep the HC district along Route 7 clustered and clean. This leaves the scenic areas as scenic. Discussion around the significant views along Route 7, and that the PC should start to prioritize these locations. Dave Wetmore said he thought the PC should be careful about what they can tell people they can and cannot do in these scenic spaces. Claire said the PC should maintain the commercial as is and try not to expand it all the way up and down Route 7.
 - **Pg. 5 – Specific Standards for HC District:** Maximum impervious lot coverage by building, roads and parking... Claire has added "25 percent".

The PC discussed whether or not this was feasible, as it is a big change. Angie and Pat think 25% is too small, Pat suggested 40%. Discuss how dense they want it to be, we live in a very rural community, not a city. Claire will bring examples of different percentages look like to the next meeting.

- **Building Height and Building Size: 15,000 sq. ft. (foot print)** – Dave Wetmore asked if lot coverage plays into this? Someone could come in and purchase a 20 acre parcel and put up a box store. Discussed Building height along Route 7, most would be over the ridgelines, which is just the nature of the Route 7 in our HC District.
 - Claire asked to stop the meeting here, she wants to pick up on the Design Standards at the next meeting. She will bring examples of maximum building heights and sizes, overlays and maximum impervious regulations to the next meeting on March 13, 2013 at 7:00 pm.
4. VT Gas Update – Jim Walsh has written a letter to the PSB from the PC and Selectboard which has been submitted by Town Attorney, Cindy Hill. The {PC would like to meet with the Selectboard, Cindy Hill and VT Gas in the near future.

REGULAR BUSINESS:


1. Minutes from January 9 & 30, 2013, deferred until the March meeting.

Adjourn: 8:35 pm

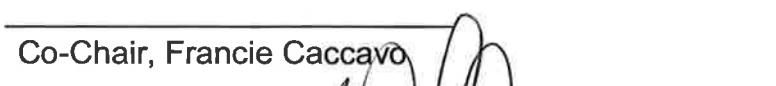
Respectfully submitted:

Pam Kingman


Approved:




Co-Chair, Bill Brooks




Co-Chair, Francie Caccavo



Rod Case



Angie Dunbar



Pat Palmer