

**New Haven Planning Commission Meeting**  
**7:00 pm**  
**Town Offices**  
**Wednesday, January 30, 2013**

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

Absent: Co-Chair, Bill Brooks

Visitors: John Madden and Claire Tebbs from ACRPC

**AGENDA RESULTS:**

**OLD BUSINESS:**

1. Francie Caccavo – Asked to discuss Town Attorney Cindy Hills' recent letter in regards to VT Gas. She feels after reading this email that New Haven should outline our stipulations in writing, then follow up to make sure VT Gas has followed through. The PC discussed the changes in Monkton due to pressure from several residents who wanted the gas line to run with the VELCO corridor. Jim Walsh has drafted a letter to the Public Service Board with the Selectboard and Planning Commissions stipulations. Discussed getting together with two Selectboard members, the town attorney and a couple of PC members to go over the next steps.
2. **Claire Tebbs from Addison County Regional Planning Commission –** Continuing our work on the Route 7 Corridor (Highway Commercial): Claire had previously emailed an updated summary **\*\* (see attached)\*\*** from the last meeting; included in the summary is a pro and con list of the Planning Commissions perceptions. On page 2 are General Recommendations. Page 3 written in blue show the current regulations with edits; and anything highlighted in yellow are the things Claire would like to discuss tonight. Under building envelope and building replacement, Claire has posted some of the Town of Waltham's ideas here.  
**Page 2. - General Recommendations:** Claire wanted to discuss items 1 – 4. This will help better define objectives and guidelines in section 1005 in HC; redefine 'clubs', 'retail store' and 'restaurant' in 'by right' use; remove freight and trucking from conditional uses; and edit 'by right' and 'conditional' uses to better fit future vision of the district.  
**Page 3. – Purpose:** There is a summary of Highway Commercial, which the PC would like to see as the introduction to HC in the zoning regs. Dave Wetmore said he would like to see a balance of HC and Agricultural. Francie agrees, she would like to see pockets of both maintaining the scenic and visual impacts to the character to the landscape. **\*\*PC will come back to this another time.\*\***  
**Page 3. – A) Permitted Uses:** Claire's questions are highlighted in yellow

Discussed clubs on Route 7 such as a VFW, Legion or something that supports civic and /or social programs would be allowed.

**Page 3. By Right Uses:**

Office – all agree to leave under by right.

Discussed Recreation, low-impact private indoor and Recreation low-impact public outdoor. Dave Wetmore thought both would be better under ‘conditional use.’ Claire will look at the definitions for Recreation, and move them to ‘conditional use.’

Retail store: Discussed whether or not they should define the size of the store. Retail store will also be moved to ‘conditional use.’

Warehouse - change to commercial warehouse or mini storage, and reword definition.

Personal service – keep where it is.

Accessory Dwelling Unit – moved to conditional use.

Add Home Based Business.

Dave Wetmore thought everything would go through the design review process. Claire will bring in examples of design review.

**Page 3. Conditional Uses:**

Freight and trucking terminals – remove from conditional use because the PC thought it would have a huge visual impact on the town. Claire removed it because she thought it didn’t fit. Pat Palmer said he’d like to see it in the Industrial District, not in HC.

Remove two family dwelling and replace with multi family dwelling.

Remove commuter parking and add park and ride.

Restaurant - Discussion around what type of restaurants would be acceptable. From sit down restaurants to allowing drive thru’s and or chain restaurants. All agree restaurants should be put in ‘by right use’, and leave as “restaurant”. Claire had removed a paragraph statement under the suggestion of Adam Lougee @ ACRPC; that the PC feels it should be left in. Claire will clarify with Adam.

At the end of this section, Claire added a list of examples of businesses to encourage.

\*\* Claire had to leave at 9:00 pm – she will write up a summary to tonight’s meeting and will plan on attending the February 13, 2013 PC meeting. \*\*

The meeting continued after Claire had to leave.

Two items on **page 2, #'s 7 & 8** – The PC felt needed immediate attention.

**#7** – “Consider allowing denser zoning within the New Haven Junction area...”

PC members feel this wouldn't work, as there is only a 6.8 lot there, and you could not create 1/2 acre lots and have septic systems. Additionally the flooding potential is much too great in this area. The PC would like to strike #7.

#8 – "Reconsider how much HC land New Haven wants or needs along Route 17..." The PC would like to leave the HC along Route 17 the way it has always been, up to Forest Drive.

Rod Case said he would like to see the Front Yard Setback reverted back to the original 75 ft. in HC under section 1005 – A. All agree they would like to see it at 75 ft.

**Rod Case** – Displayed town maps showing the current HC districts, and created one to show what the future map will look like. This map showed all the areas where HC would be "bumped out" to accommodate lots such as New Haven Highway Storage, which currently has part of the building in Ag. This new map also brings the Horns house back into HC where it was inadvertently removed. It also brings the Boise (Cyclewise) property into compliance by accommodating truck parking. The Granstroms (Lincoln Peak Winery) would also benefit, from front lot parking. Stark Mtn. word working in the village would also now have their entire building in HC. As well as Forest Drive residents, this would now extend across Rt. 17 to Neil Allen's house. Rod also created a colorful map with every single parcel on it to really show the zoning districts in town. Rod has done a wonderful job with these maps, and the PC is forever grateful for his efforts. Rod will work on cleaning up the maps and get them ready to present to the Selectboard.


Adjourn: 9:30 pm


Respectfully submitted:

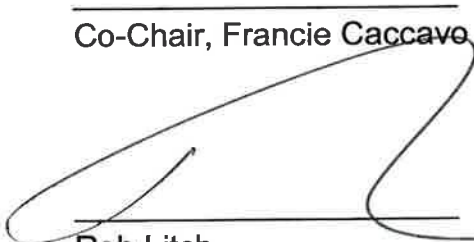
Pam Kingman

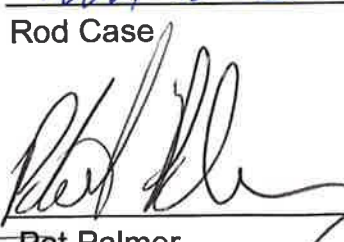
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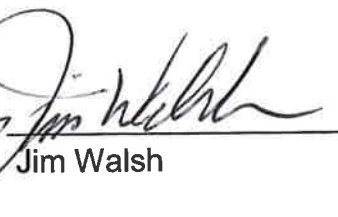
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