

New Haven Planning Commission Meeting

7:00 pm

Town Offices

Wednesday, January 9, 2013

Present: Co-Chair, Bill Brooks, Co-Chair, Francie Caccavo, Jim Walsh, Pat Palmer, Rod Case, Rob Litch

Absent: Angie Dunbar

Visitors: John Madden

VISITORS BUSINESS:

1. John Madden – Update on Solar Farm – Waiting to hear from the Second Circuit Court. John also has handouts on the proposed VT Gas Pipeline.

NEW BUSINESS:

1. Bill Brooks spoke with Claire Tebbs from ACRPC, he told her that some of the PC members had concerns that the Route 7 Commercial District project would not be completed by May. Bill made reference to Claire's email indicating she could write up a set of recommendations specific to New Haven, this will give the PC something solid to work with and give her feedback on. She can have the document ready by January 25, 2013 and email it out. She is willing to meet with the PC on Wednesday, January 30, 2013 @ 7:00 pm for a worknight. The PC would like Claire to have the document ready for them to proof by January 21, 2013, and will have a worknight meeting for January 30, 2013 @ 7 pm. The PC will still hold their February meeting on the 13th.
2. Francie Caccavo and Bill Brooks are asking if any of the other PC members would like to be appointed as Chair of the Board. Both feel as they are struggling to set goals; feel they need to create a timeline for the zoning regulations. Having a hard time keeping on track, branching off in too many directions at once. Try to stay focused on tasks at hand. No one jumped on board, Francie and Bill will remain as co-chairs. Jim Walsh suggested looking at the following: clear lighting / signage / footprint / height / map. Discussion about scenic overlays and if that would be beneficial to getting things done. Francie said she doesn't want to rework the map over and over, they should set a criteria and work towards that. Creating a map of the scenic overlay may show different setbacks for commercial areas, some of them may seem "spotty"; how does the Town Plan portray this area? Bill Brooks commented that the last review of the Town Plan they made adjustments, now that doesn't seem to be working with the present zoning regulations. He asks if they should move to another document or use the existing one? How do you incorporate new changes into the existing? Zoning

Administrator, Dave Wetmore said the present framework is good, it just needs a little tweak. Dave suggested they could for instance use Site Plan Review – look at the Town Plan which identifies objectives. It gives a vision and is a nice guide. Francie would like to create an outline for that document; ask Claire to develop language to that looks like a zoning document. Rod Case thinks the first step is to create the zoning map to use as a guideline. Once that is set, then can set the districts; can make adjustments to Route 7 during the planning phase. Rod will get the map ready and email it to all PC members. Discuss not just focusing on Route 7 as commercial, also should take Route 17 into consideration.

OLD BUSINESS:

1. VT Gas Pipeline update – ACRPC has sent out a letter of support. Steve Wark from VT Gas has inquired to the Selectboard about what the next step is. The Selectboard has passed it on to the PC. The Selectboard wants to know what the build out is. Discussion about the proposed route the pipeline will be taking. FRrancie will email Steve Wark to get a sense of what he is looking for. Jim Walsh has agreed to write a letter to the PSB on behalf of the PC and Selectboard. He asked the PC for concerns, stipulations and comments to add to his letter. PC members asked Jim to include the following: Gate station on Plank Road, have all lines buried; rather see line run to the west of Route 7.

REGULAR BUSINESS:

1. Jim Walsh made a motion to approve the minutes from December 12, 2012, seconded by Rob Litch. 6 yes / o no

Adjourn: 8: 30 pm

Respectfully submitted:

Pam Kingman

Approved:



Co-Chair, Bill Brooks



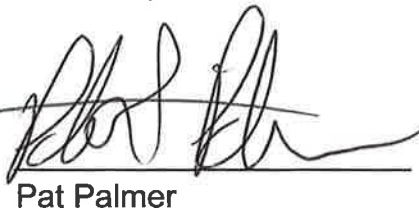
Co-Chair, Francie Caccavo



Rod Case



Rob Litch



Pat Palmer



Jim Walsh