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**Town of New Haven
PLANNING COMMISSION MEETING
New Haven Town Office
Monday, July 10, 2023
Meeting Minutes**

[Approved by unanimous vote at August 14, 2023 PC meeting.]

Planning Commission (PC) Members Present: Co-chairs Kathy Cahill and Rob Litch; Benj Putnam, and Bev Landon (remote)

Absent: Maggie Eaton, Megan Ooms

Visitors:

Kathy Barrett, Amanda Bodell (remote)

Staff Present:

Peggy Connor, Zoning Administrator & Minutes

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.

II. CONTINUED BUSINESS: Review Working Draft of Zoning and Subdivision Regulations (f/k/a "Unified Bylaws")

DISCUSSION: Deferred from June 12th PC meeting:

a. Benj to provide revised language for Section 400: Affordable Housing to correlate with Section 222: Density Based Zoning

Prior to the meeting, Benj Putnam distributed proposed revisions to definitions in Article X, new wording for Section 223 (Minimum Required Acreage), and for Section 400 (Affordable Housing), available for review on the town's website under "Planning Commission."

Benj noted the five-year affordable housing covenant required by the state to ensure that the homes will be affordable to future generations; however, affordable housing opportunities in the Town of New Haven are subject to available water and septic.

Amanda Bodell asked if the density bonuses apply to all zoning districts or if there is a minimum lot size requirement. Benj indicated that density bonuses would not apply to the Forest District but the Planning Commission should further discuss designating districts for density bonuses. He added that the wavier provision offers another benefit to developers seeking to build affordable housing

b. Add definition for "Development Unit" to Article X

DRB members agreed to add the following definition for Development Unit in Article X:

"A single principal building and any accessory dwelling unit and other accessory buildings located on the same lot and associated with the principal building."

c. Revise Article III: Section 333: Waivers, and Section 335: Site Plan Review

Deferred to August meeting.

d. Continue Review re: Comments on Working Draft (K. Barrett) [beginning with Section 421]

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60 Kathy Barrett asked if display areas (i.e., machinery for sale) need to meet setback requirements.
61 DRB members agreed to add a section clarifying setbacks in all districts for structures/displays,
62 perhaps in Article 5: General Regulations.

63
64 Approved Changes to Working Draft:

- 65
66 ➤ Include “Development Unit” in Definitions, Article X
67 ➤ Include relevant definitions in Table of Allowed Uses (p. 14), and vice versa
68 ➤ Strike last sentence of Section 400. E. 5): “application and development fees, as approved by
69 the New Haven Select Board for affordable housing.”
70 ➤ Section 421: Existing Small Lots to read: “Any lot in individual and separate and non-affiliated
71 ownership from surrounding properties in existence on the effective date of these Regulations,
72 March 7, 1972, may be developed for the purposes permitted in the district in which it is
73 located, even though not conforming to minimum lot size requirements if such lot is not less
74 than 1/8 acre in area with minimum width or depth of dimension of 40 feet.”
75 ➤ Delete Section 510
76 ➤ Section 530: Delete b. “not hooked up to water or sewer utilities”
77 ➤ Section 721 k.: Change to read “Every temporary and permanent sign located on the ground
78 shall:”

79
80 To-Do List for August Meeting:

- 81 ➤ Designate specific zoning districts eligible for density bonuses
82 ➤ Revise Section 333: Benj to research other towns for language on “waivers”
83 ➤ Add to Article V General Regulations: Section clarifying setbacks
84 ➤ Revise Section 335: Site Plan Review (Benj)
85 ➤ Research Vermont sign law for Section 721 (Rob)

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87
88 **III. Approve PC meeting minutes for June 12, 2023**

89 Approval of minutes deferred for lack of quorum of those presnt at the June 12th DRB meeting.

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91 **IV. Adjourn**

92 Kathy Cahill moved to adjourn; Rob Litch seconded. Motion passed unanimously. Meeting adjourned
93 at 8:25 p.m.

94
95 The Planning Commission is scheduled to next meet on Monday, August 14, 2023 at 7:00 p.m.

96
97 Respectfully submitted,
98 Peggy Connor,