

**Town of New Haven Planning Commission**  
**7:00 pm**  
**Town Offices**  
**Wednesday, July 11, 2012**

Present: Co–Chair, Bill Brooks, Co-Chair, Francie Caccavo, Jim Walsh, Rod Case, Pat Palmer, Rob Litch, Zoning Administrator, Dave Wetmore

Absent: Angie Dunbar

Visitors: John Madden

**VISITORS BUSINESS:**

1. **John Madden** – Recently the PC received a letter from Chris Granstrom, owner of Lincoln Peak Vineyard in regards to proposing “integrated agriculture” or “Agripreneurism”. John wanted to let the PC members know he does not support this idea, he handed out a letter of his own concerning the matter.

**NEW BUSINESS:**

1. Discussed some of the issues raised at the Public Hearing for the Proposed Zoning Amendments held by the Selectboard on June 12, 2012. Most of the opposition was about setbacks and signage. Dave Wetmore said there are “other regulations” in place for to allow for signage. Dave explained that current regulations allow for one square foot of every foot of frontage. He added the setbacks are more clearly defined, with better examples, and that could be why folks are questioning it. Also discusses having two businesses at one location, for example: Cyclewise is running the motorcycle business along with a towing business. A lot of Towns do not allow multiple uses on one site. Dave asked how much the PC wants to open the door by having too many uses. Having too many on one lot can be problematic.  
Pat Palmer mentioned he invited the public to attend the PC meetings, and yet there is no one here tonight. \*\*The Selectboard will be meeting on Thursday, July 16, 2012 at 7:00 pm to discuss the Proposed Zoning Amendments.
2. Review of central theme of New Haven Town Plan, re: agriculture and scenic vista priorities and set next zoning review items for immediate and future consideration. Discussed adaptive re-use; and what constitutes a historic structure. Rod Case gave an example of the old pigeon barn on South St. that is now Stark Mountain Woodworking. This building has had numerous adaptive reuses. Reviewed Brandy Saxton’s thoughts on impending zoning revision priorities:

- **#1: Adaptive Re-use** – Currently there is no definition, but more towns are addressing this issue. All agree Olivia's Croutons is a good example of adaptive re-use because it includes history, it is a part of the town and is being reused in a functional way.
  - **#2: Commercial Districts and #4 Village Districts** – Commercial Districts will be addressed by Claire Tebbs from ACRPC while working through the grant for studying the Route 7 corridor. The PC would like this to include signage.
  - **Priority #3: RA Districts and Subdivison and #6 PUD's** – Jim Walsh suggested working on these simultaneously, having Brandy Saxton work on one and Claire Tebbs the other. Dave Wetmore suggested having Brandy work on #'s 1, 2, 7 & 8, because she is better versed in the more technical terms. Discussed protecting the view sheds, and bringing buildings in off the road.
  - **Priority #5: Administration, Definitions & Review Criteria** – Claire Tebbs had given the PC "homework"; which was to look around other towns and see what they like / dislike about buildings, landscaping, shapes ,sizes, etc. and to email Claire photos of these. Francie identified 3 scenic spots on Route 7 she thought would be worth preserving. She would like to consider these while working on the Route 7 corridor; have a scenic overlay with key spots for the view shed. Possibly review what Jerry Smiley had researched.
3. Follow up to Claire Tebbs assignments in anticipation of the August 15, 2012 meeting: Get ideas to Claire, photos of likes and dislikes – all do 3 each. Review Waltham Route 7 corridor and review Smartgrowth Pak.
  4. Discuss current terms of current New Haven PC Members and consider appointment of two alternate members; update member contact list information and discuss meeting preparation and procedure: Jim Walsh did not feel alternates were necessary. Francie thought it was a good idea to get people involved now, so if they need to step in they will know what is happening. Dave Wetmore said they should look at the Statutes, he is not sure alternates are allowed for the Planning Commission. He will look into it. Francie suggested having workshops to get more people involved.
  5. The next Planning Commission meeting will be on Wednesday, August 15, 2012 at 7:00 pm.


#### **REGULAR BUSINESS:**


1. Rod Case made a motion to approve the minutes from June 12, 2012, seconded by Jim Walsh. 6 yes / 0 no

Adjourn: 8:40 pm  
Respectfully submitted:  
Pam Kingman  
Approved:


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Co-Chair, Bill Brooks

  
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Co-Chair, Francie Caccavo

  
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Rod Case

  
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Rob Litch

  
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Pat Palmer

  
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Jim Walsh

