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Town of New Haven
PLANNING COMMISSION MEETING
New Haven Town Hall
Monday, July 12, 2021
Meeting Minutes

Planning Commission Members Present:

Co-chair Rob Litch; Maggie Eaton, Bev Landon, Pat Palmer, Kathy Cahill

Staff Present:

Aaron Brown, Zoning Administrator & Town Administrator
Peggy Connor: Minutes

Visitors Present:

Amanda Bodell
John Mazzuchi (let meeting at 7:50 p.m.)

I. Call to Order:

Co-chair Rob Litch called the meeting to order at 7:09 p.m.

1. Adjustments to Agenda:

None

2. Visitors' Business:

None

II. Zoning Administrator Update

Zoning Administrator Aaron Brown reported that real estate trends in general are seeing a significant number of sales due in large part to favorable interest rates; however, new building activity in New Haven has been somewhat low most likely because of the high cost of building materials and contractor availability.

III. Energy Committee Update:

Maggie Eaton reported that the window insulation program spearheaded by Window Dressers will hold an all-day training session in Montpelier on August 3rd. Volunteers will learn how to measure and assemble the custom-fit insulating window inserts made of clear plastic stretched over a wooden frame with foam edging to ensure a tight fit, making the inserts easy to install in the winter and remove in the spring. The goal is to install 150 window inserts; qualifying homeowners can obtain up to 10 window inserts at no cost.

Maggie is part of a team at the Climate Economy Action Center, which is working with Addison County Regional Planning Commission (ACRPC), to promote a healthy ecology through deep reductions in greenhouse gas emissions in Addison County. Members of the planning team will interview local people in a variety of fields (i.e., agriculture, building heating/cooling, and transportation) for their reactions to the proposed strategic energy goals.

IV. Bylaw Revisions: Remaining Items to Address

Aaron Brown noted that the recent suggestions submitted by Bev Landon have not yet been incorporated into the latest zoning draft. The most recent changes include:

1) Section 321: Exemptions (page 15):

16. Mobile food vendors, commonly referred to as "Food Trucks," that are located on a commercially approved lot and comply with all relevant state regulations, such as Department of Health and Department of Environmental Conservation rules.

17. Town-sanctioned events, including those held by the New Haven Volunteer Fire Department.

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56 18. Retail space, events, and workshops that comply with Act 143; Accessory On-Farm
57 Businesses. Please contact the Zoning Administrator for more information.

58 2) Article XV: Definitions (page 63):

59 Airstrips and Helipads: Land development that involves the landing and takeoff of
60 commercial or private air transportation craft. All such development requires the
61 Development Review Board's approval under Conditional Use standards including
62 Performance Standards but excludes "noise" as regulated standard per state and federal
63 statute.

64 **DISCUSSION:**

65 Rob Litch asked about the change from "accepted" to "required" under Exemptions related to
66 zoning permits (page 14). Aaron Brown explained that the language reflects state statute. A joint
67 meeting of the Development Review Board and Planning Commission will be held in August
68 prior to presenting the proposed Bylaw Revisions to the Selectboard. Aaron advised that the
69 Selectboard must review the Bylaw Revisions within 120 days of submission by the Planning
70 Commission, and the final draft will be in effect 21 days after adoption. Aaron will send the
71 proposed zoning map to the DRB for their review, and he asked PC members to forward any
72 additional suggestions or changes to him as soon as possible.

73

74 **Proposed Drop-Off Station**

75 Pat Palmer advised that the Addison County Solid Waste District (ACSWD) has proposed to the
76 Selectboard that another drop-off station be located on Campground Road, across from Pike's,
77 for county-wide residential use. He added that traffic and feasibility studies are now being
78 conducted. Noting that the Planning Commission was not made aware of the proposal, and that
79 the zoning regulations may need further changes to address a drop-off station, Bev Landon
80 moved to authorize the Zoning administrator to put the Addison County Solid Waste District on
81 notice to inform the Planning Commission of any plans for a transfer station in New Haven; Pat
82 Palmer seconded. **MOTION PASSED BY UNANIMOUS VOICE VOTE 5-0** (R. Litch, K. Cahill,
83 P. Palmer, M. Eaton, B. Landon)

84

85 **V. Regional Planning Commission Activities**

86 Aaron reported that the Selectboard has authorized Steve Dupoise to work with Addison County
87 Regional Planning Commission to hire a project manager to oversee the train depot relocation.

88

89 Aaron asked PC members to consider upcoming projects utilizing state municipal planning
90 grants (i.e., economic revitalization of the village center, rewriting the Town Plan, engineering
91 for the Tri-Town Bike Loop).

92

93 **VI. Minutes for June 14, 2021**

94 Following Aaron's review, Maggie Eaton moved to approve meeting minutes for June 14, 2021;
95 Kathy Cahill seconded. **MOTION PASSED BY UNANIMOUS VOICE VOTE 5-0** (R. Litch, K.
96 Cahill, P. Palmer, M. Eaton, B. Landon)

97

98 **ADJOURNMENT**

99 Pat Palmer moved to adjourn; Maggie Eaton seconded. **MOTION PASSED BY UNANIMOUS**
100 **VOICE VOTE 5-0** (R. Litch, K. Cahill, P. Palmer, M. Eaton, B. Landon)

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102 Meeting adjourned at 8:04 p.m.

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104 Respectfully submitted,

105 Peggy Connor

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Rob Litch

Bev Landon

Pat Palmer

Kathy Cahill

Maggie Eaton