

**New Haven Planning Commission Meeting
New Haven Town Office**

July 14, 2014

Present: Francie Caccavo, co-chair, Rob Litch, co-chair, Rod Case, Angie Dunbar, Pat Palmer, Benjamin Putnam, and Jim Walsh

Absent:

Visitors: John Madden, Steve and Marcia Dupoise,

Meeting Notes:

Francie, called meeting to order at 7:30 PM. Angie Dunbar took minutes. The agenda was posted and it is attached.

I. VISITORS BUSINESS: none

II. PC Business- New and Old

a. PUBLIC HEARING: PC discussion of hearing held to receive public comments regarding Dupoise zoning request.

Benj – “How are we going to do our recommendation letter”

Francie will draft a letter with the following:

1. Concern about 2 town votes already
2. Abundance of commercial lots already “urban sprawl”
3. Slippery slope could turn into strip mall
4. 3 ok with ~~ok~~ with location
5. Traffic concerns
6. Several want a town vote
7. Fits with the business planning area in the town plan

Tentative meeting on 7/28/14 at 7:00pm for a “20 minute meeting”-- only to discuss Dupoise zoning change.

b. Horn Zoning update

-No new information- Still being considered by the Court

c. Additional Site Plan requirements

-Jim & Rod attended DRB hearing regarding the location/addition of a general contractors office/shop and equipment storage facility to the Horn property.

-Jim is concerned about overshadowing of septic systems and how the area can effect proposed site plans and abutting property. Currently, our site plan review, section 350 doesn't require it on a site plot plan.

Jim would like this to be required criteria of our site plan approval review, i.e. show all overshadowing effects of wastewater designs-wants this added into zoning section 351.

Section 351 submission of site plan map & date should include the following information.

-“overshadowing”

-septic & backup septic

PC discussed the current proposal before the DRB for the Horn property:

Existing property includes a Duplex (2-family) rental. The proposal is to add a 50-ft x 90-ft shop/office and storage structure to the southern end of the property with parking behind. Is it a contractors yard? Outside storage of equipment is defined as a “contractor yard” and requires conditional use approval.

- d. **PSB-** Currently we don't get communications or notifications from PSB. Only town attorney & Select board does.
 - *Jim will send a letter to Francie
 - *Francie will contact town attorney about being included in all correspondence from PSB.

III. Regular Business

- a. **Signage-** Jim wants to clarify that the amount/size of sign should be based on the building frontage instead of lot frontage.

- b. **Large solar projects to be located on New Haven**

PC has concerns regarding the size of solar farms being proposed in New Haven. PC reviewed the 2010 letter regarding the cross pollination farm on Rte.7 sent to the PSB. **Our concerns include:**

1. Size limitations of solar farm based on Town Plan
2. Tax revenues
3. Disproportionate of energy versus the size of our town
4. Decommission fund?

*see letter that Francie is drafting

Francie brought up how we can tell them we'd want a certain amount of open land, etc. We would want to update the town plan (energy section) to accomplish this objective. Is it possible to ask to have them (large solar projects) make a payment/donation to town instead of taxes? *Francie will draft letter for us to review at the 7/28/14 meeting.

- c. **Other-**Jim passed out a picture of billboard lit up using solar panels.
- d. **HC proposed amendments-**

By Right Use: 10,000 square feet footprint for all building structures. Buildings exceeding the **10,000 sq. ft.** footprint on an individual lot shall be considered a conditional use & required conditional use approval.

Francie moved to approve that a permitted by-right use structure must have a footprint with less than 10,000 square foot. Benj. 2nds, motion carries, 6-yes and 1-no

Conditional Use:

All structure exceeding 10,000 sq. ft. will be considered a conditional use and require conditional use approval.

Jim moved to remove #19 under conditional uses. Pat 2nds. Motion carries 7-yes and 0-no.

Jim made the motion that the maximum building size footprint shall not exceed 25,000 sq. ft. (Section 1005A). Benj 2nds. Discussion- different building sizes in the area and John reminded us this is a rural area & it should be protected. Motion carries 4-yes and 3-no.

We need to update all of our changes with Dave & then give it to Brandy to format to fit in with our zoning bylaws.

III. Review of minutes

May 12, 2014 minutes – Angie moved as corrected, Francie 2nd – approved 6 –yes, 0-no. Note Francie was at the 5/12/2014 meeting.

June 9, 2014 minutes – Francie moved as presented, Benj 2nd –approved 6-Yes and 0-no

IV. Correspondence/announcements. Francie reviewed.

- See if Brandy will do municipal grant?
- Be sure all correspondence/mail gets in vault.
- Review rest of mail on 8-13-14

VI OTHER

Tentative meeting 7/28/2014- agenda to include:

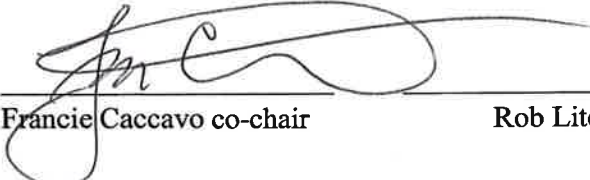
1. PC report of Selectboard regarding Dupoise zoning amendment
2. Solar letter to PSB

August 11, 2014 agenda to include:

1. TBD

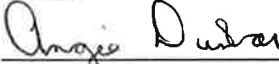
VII. Adjourn: Pat moved to adjourn at 9:36 PM, 2nd by Angie. Motion approved 6-yes and 0-no

Approved on 8/11/14


Francie Caccavo co-chair

Rob Litch co-chair


Rod Case


Angie Dunbar

Pat Palmer


Benjamin Putnam

Jim Walsh

