

New Haven Planning Commission Meeting

7:00 pm

Town Offices

Wednesday, June 12, 2013

Present: Co-Chair, Francie Caccavo, Angie Dunbar, Rod Case, Rob Litch, Pat Palmer, Jim Walsh and Zoning Administrator, Dave Wetmore

Absent: Co-Chair, Bill Brooks

Visitors: Claire Tebbs from ACRPC and John Madden

VISITORS BUSINESS:

1. John Madden handed out copies of tourism values.
2. Claire Tebbs from ACRPC is here to review her report on the "Commercial District Study", and to review the Enhanced Consultation Review, she said at this point you cannot edit the report.
 - **Commercial District Study:** Introduction "This project is directed by our plan." The town supports the direction of this report.
 - Pg. 6 - Fix missing commercial zone on Rt. 17 in front of existing Packard of Vermont lot.
 - Suggest the PC meet with the DRB to go over these standards.
 - Rod Case questioned the acreage shown on page 16, Claire will review. Claire stated that if it is not 50 acres, then it is in scale with the other 3 overlay districts.
 - Pg. 17 – Red represents how language, PC members all agree unless otherwise stated in parenthesis.
 - Pg. 19 – Design standards are the only standards the PC is in complete agreement with. PC can refer to Waltham if they want to see an expanded list.
 - Page 26 moves on to the next steps.
 - #4 – May want to add "all areas of New Haven".
 - Pg 19. – Rod is concerned about the word "dwelling" as we are trying to minimize housing in this district. Reinstate: "Lot area minimum for HC District is one acre."
 - Francie stated that the report is a starting point, the PC will continue to edit as they continue to define zoning regulations.
 - The PC members thanked Claire.
 - **Enhance Consultation through ACRPC:** Claire will write up notes and send to the PC to use as a planning tool.
 - Services provided and available from ACRPC include the following:

- Municipal Planning Grants / mapping – working with Kevin Behme / transportation planning services – working with Daryl Benoit.
- Up to date traffic counts and accident locations.
- ACTR stop
- Emergency Management Service – working with Tim Bouton
- Energy work with Kevin Layman who worked with Rick Shappy on weatherization challenge in New Haven.
- National Resolution Planning Service
- VT Gas – Adam Lougee working with Town Attorney
- Roundtable discussions with Zoning Administration
- Claire asked the PC what their needs are? Several agreed new members will need training, and GIS mapping in the future.
- Dave Wetmore - parcel maps need some work. Also GIS maps need to be more user friendly and uniform.
- Rod Case – likes the new interactive state maps that are supported through ACRPC.
- Claire – role of ACRPC is to get this information and resources onto the public and make it available. She asked how the permitting process is going for Municipalities.
- Dave Wetmore – feels like we are making improvements. The DRB training is difficult to access; he would like to see interactive materials that could be self-tutoring. VPIC.INFO is a great website for planners to go to; it has all kinds of resources.
- **Town Plan strengths & weaknesses:**
- PC is using their recommendations in their plan
- Refer to PC action list as they move forward
- Town plan is clearly written
- Recommend expand on goals for each topic in each section; need to create a reaction and action.
- Land use areas: village center is much better outlined, a bulleted list would be a good addition for each planning area
- Beef up storm water language – Can use Tim Boutons Hazard Mitigation Report, and make it an appendix to the town report.
- Transportation – add bike and pedestrian goals, this is state mandated.
- Stronger utilities, commercial wind power. Cornwall & Monkton have good language on this in their Town Plan.
- Jim Walsh – referenced lot size on page 16. He feels it is closer to 25 acres.

- Claire will make changes to the report and compile recommendations on the enhanced consultation; she will cc it to the Selectboard. Claire left at 8:15 pm.

NEW BUSINESS:

1. **Vermont Land Trust letter** asking for support for several properties in town. Jim Walsh said he is concerned that they trump zoning. Dave Wetmore added the drive is public policy. VT Land Trust is expecting accommodation of the zoning to meet their needs. We might want to be concerned if this happened=s in certain districts. Francie Caccavo questioned whether it changes tax liability. Francie Caccavo made a motion to sign the letter of support to for the Vermont Land Trust, seconded by Pat Palmer. 4 yes / 2 undecided.
** Invite Al Karnatz to next meeting to discuss the Vermont Land Trust.**

REGULAR BUSINESS:

1. Francie Caccavo made a motion to approve the minutes from March 13, 2013, seconded by Pat Palmer. 6 yes / 0 no
2. Francie Caccavo made a motion to approve the minutes from April 10, 2013, seconded by Jim Walsh. 6 yes / 0 no
3. Francie Caccavo made a motion to approve the minutes from May 8, 2013, seconded by Pat Palmer. 6 yes / 0 no

Adjourn: 8:40 pm

Minutes taken by: Francie Caccavo

Minutes typed by: Pam Kingman

Approved:



Co-Chair, Francie Caccavo



Rod Case

Angie Dunbar



Rob Litch



Pat Palmer

Jim Walsh

