

Town of New Haven  
PLANNING COMMISSION MEETING  
New Haven Town Office  
Monday, June 12, 2023  
Meeting Minutes

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

**Planning Commission (PC) Members Present:** Co-chair Rob Litch; Benj Putnam; Maggie Eaton and Bev Landon (remote)

Absent: Kathy Cahill, Megan Ooms

**Visitors:**

Kathy Barrett, Amanda Bodell (remote)

**Staff Present:**

Peggy Connor, Zoning Administrator & Minutes

**I. Call to Order:**

Rob Litch called the meeting to order at 7:05 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")**

**a. Discussion: Review \*Comments on Working Draft (K. Barrett)**

\***NOTE:** Page numbers on the most currently updated version of the working draft may not match those in the list of comments received in March 2023.

➤ **= Changes to be made on working draft**

**Section 130: Does this eliminate grandfathering in already permitted uses?** This issue has since been addressed.

**Section 221: Does this void any variances?**

- Change 1<sup>st</sup> paragraph to read: "Except as hereinafter provided, no land development shall occur unless in conformity with these Regulations. Any use not permitted by these Regulations shall be deemed prohibited unless otherwise enabled by state or federal statute."

**Section 223: The acreage for non-residential units is 5 acres in RA-2 and 7.5 acres in RA-5; IN: 20 is the district size.** Addressed in Zoning Districts Table on page 13.

- For further clarification, delete table on page 10 below:

District	Acres Required Per Development Unit
RA-2	2
RA-5	5
RA-10	10
NC	0.5
HC	1
IN	20
FD	25
FHD	25

- Delete last sentence, "Must be at least 20 acres in area." under "Objectives and Guidelines" for HC and IN zoning districts on Zoning Districts Table, page 13. [Note: To be included in Town Plan.]

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**Table of Allowed Uses (p. 14): Why are kennels not allowed in RA-2?** Planning Commission members discussed at length at previous meetings, and concluded that kennels as defined in Article X, should be limited to the Highway Commercial district as a conditional use.

**RA-2: Add lot depth maximum of 600’? Add non-residential specifications for zoning districts?** No need to set lot depth maximum since official Zoning Map indicates district goes back 600’. Non-residential specifications are addressed in Zoning Districts Table (page 13) for each RA district.

**RA-5: Add depth maximum of 800’? See above.**

**RA-10: If RA-10 is located behind a lot in RA-2 and RA-5, there is no road frontage. Unsure how to interpret this.**

- Section 422 to read: “No land development may be permitted on lots which do not meet the minimum frontage on public roads or public waters as stated in the Zoning Districts Table (page 13), or accessed by a right-of-way (ROW) of at least 20 feet in width, or with the approval of the Development Review Board. Additional width may be necessary to meet B-71 Standards for Residential-Commercial Drives (see Appendix).”

**NC: What is the lot depth maximum? See above.**

**HC: If the minimum depth is 200’ and the lot abuts an RA district, there is no way it can be developed. What is the maximum lot depth?** DRB may consider a variance or waiver. Benj Putnam suggested measuring from the house versus property line.

- Variance and Waivers to be further discussed.

**Section 400: Affordable Housing re: density requirements (p. 23): For existing lots and subdivisions: “Minimum Lot size: ¼ acre, and New Construction: 1 acre” and “Maximum Density: 1 dwelling unit per ¼ acre” and “New Construction: 1 dwelling unit per acre.” Do these measurements not conflict? Possible solution: Add under Density-Based Zoning, Section 222 after 2<sup>nd</sup> sentence: “does not include Affordable Housing (Section 400).”** Benj suggested that if affordable housing requirements are met, density-based zoning applies; however, it was agreed that language on Affordable Housing needs additional work.

- Benj will revise language for Affordable Housing in Section 400 to correlate with Section 222: Density Based Zoning
- Add definition of “Development Unit” to Article X

Other corrections/additions to working draft include:

- Zoning Districts Table (p. 13): Under Minimum Lot Frontage for RA2: change “300 ft.” to “200 ft.”
- Zoning Districts Table (p. 13): Add bullet to “Minimum Lot Frontage” heading: “Must meet as stated or comply with Section 422.”
- Section 928 #8 (p. 55) to read: “All streets shall comply with the Town highway specifications or standards. New streets in rural areas shall comply with the most recent version of the Vermont Agency of Transportation Standards B-71, Standards for Residential and Commercial

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Drives [see Appendix]. Any driveway serving four (4) or more lots, must comply with B-71 standards.”

- Revise Article III: Section 333 Waivers and Section 335 Site Review

**b. Revise Article III: Section 333 Waivers and Section 335 Site Review**

Deferred.

**III. Approve PC meeting minutes for May 8, 2023**

Maggie Eaton moved to approve meeting minutes for May 8, 2023; Benj Putnam seconded. Motion passed unanimously 4-0 (B. Putnam, R. Litch, B. Landon, M. Eaton)

**IV. Adjourn**

Meeting adjourned at 8:30 p.m.

The Planning Commission is scheduled to next meet on Monday, July 10, 2023 at 7:00 p.m.

Respectfully submitted,  
Peggy Connor,