

Town of New Haven Planning Commission Meeting
7:00 pm
Town Offices
Thursday, June 2, 2011

Present: Chair, Jim Walsh, Angie Dunbar, Bill Brooks, Rod Case and Rob Litch
 Absent: Pat Palmer and Francie Caccavo

Visitors: John Madden and Jerry Smiley

VISITORS BUSINESS:

1. **John Madden** - handed out a packet of information regarding the Town Plan, a copy of the bylaws petition form that he is circulating and referrals to some case laws. When asked why John was pursuing this after the Town Plan had already been approved and adopted, John replied that he would like to re-write the Town Plan. The Planning Commission members reiterated their frustration after all of their hard work, and getting the voter's approval.
2. **Jerry Smiley** – Is proposing a small elderly housing unit on the newly acquired 3 acre parcel just north of the new Town Offices and Library. Jerry presented this to the Selectboard in March, with a mixed reaction from them. Jerry has contacted Mr. McBride, from the Addison County Community Trust who informed him that when a Government Agency allows service grants or helps with elderly housing, they would want to hold a 99 year lease on the land; Jerry did not think the Town would accept that. Jerry is proposing using 2 acres for the Elderly housing which would be 6 -8 units. This would allow for the remaining 1 acre to be used for municipal purposes. The total square footage of the one story building would be 1,600 sq. ft.; making each individual unit 600 – 700 sq. ft. Discussion about the rent the developer would charge, ultimately making it affordable housing. Phelps Engineering conducted a perk test in March; they confirmed that a performance mound system could be used for septic. He is unsure about well water at this time. Jerry handed out a proposal he had written up for the Selectboard as well as a sketch of the parcel. The Planning Commission thanked Jerry for all his hard work.
3. **Jerry Smiley** – Has read about the density based zoning for the Town of Whiting. He does not like that fact that their maps are identical. He does think that some of the things in Whiting's Town Plan sound wonderful. He wanted to show the PC members that you could have minimum lot sizes in the village; it allows for greater density. In Orwell they offer ½ acre lots, all their zoning is density based. Jim Walsh said the PC could make the village zone a higher priority for them to work on. Jerry Smiley added that by cutting 1 acre lots in half for performance standards would naturally hold down the size of the unit.

NEW BUSINESS:

1. Review Zoning Administrator, Dave Wetmore's recommendations on the nine items from the DRB – This will be "homework" for the PC members.
2. Zoning map – Defer until July meeting
3. Current zoning map – Rod Case made a copy of the current map, adding in all of the lots. This allows the PC to how much commercial property is for sale on Route 7 (for example). Bill Brooks thought it was a good idea to address the map, and discuss the options for commercial property; and have the discussion about what was presented to the voters, and what they are anticipating.

- 4. ACRPC – Their review of Town Plan will be at the next PC meeting on July 7, 2011; it will be about a 20 minute presentation. ACRPC missed the deadline for warning it for June 2nd.
- 5. Consultant, Brandy Saxon is currently working on Home Occupation. Jim Walsh passed along all the information that Francie Caccavo gathered. Brandy is also looking at square footage ceiling in commercial / industrial zone. Brandy will be at the July 7th meeting.
- 6. Public Service Board Hearing for VELCO’s shunt reactor to be held on June 9, 2011 in the Town Hall Cafeteria at 7 pm.

REGULAR BUSINESS:

- 1. Angie Dunbar made a motion to approve the minutes from May 12, 2011, seconded by Rod Case. 4 yes / 1 abstention (Litch)
- 2. Minutes from May 5, 2011 will be deferred until July 7, 2011.

MISC. CORRESPONDENCE:

- 1. Correspondence from John Madden
- 2. VLCT – Offering training on Salvage Yards
- 3. Public Service Board – VELCO

NEXT MEETING TOPICS:

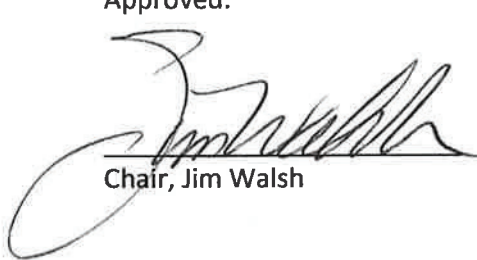
- 1. ACRPC – Review of Town Plan
- 2. Brandy Saxon
- 3. Review Dave Wetmore’s suggestions

Adjourn: 8:40 pm

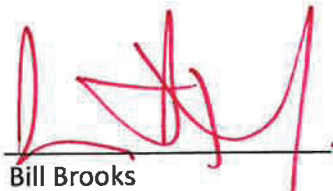
Respectfully submitted:

Pam Kingman

Approved:



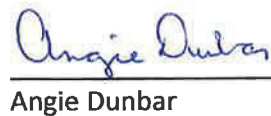
Chair, Jim Walsh



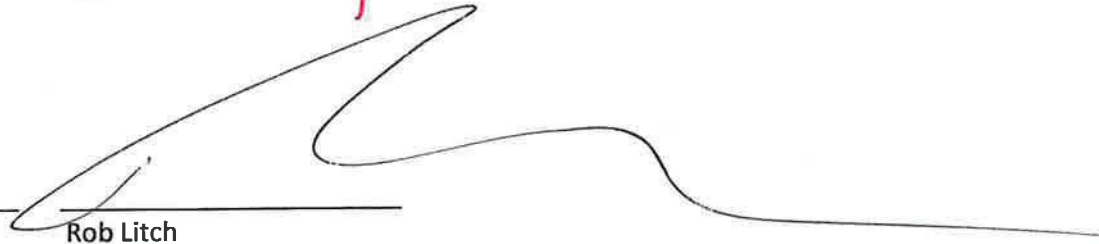
Bill Brooks



Rod Case



Angie Dunbar



Rob Litch