

Town of New Haven Planning Commission
7:00 pm
Town Offices
Thursday, June 7, 2012

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

Visitors: Claire Tebbs from ACRPC, John Madden, Susan Smiley and Jerry Smiley

Introductions were made to Claire Tebbs and the Planning Commission.

VISITORS BUSINESS:

1. **Claire Tebbs from Addison County Regional Planning Commission**, Here to discuss the Application for the Municipal Planning Grant recently awarded to New Haven, through ACRPC. Claire is currently working on a similar project in Waltham; that she is finishing up after 5 – 6 months.

Claire wanted to be specific that this grant will not create a new set of zoning regulations; but does however teach how to amend zoning; and can lead to draft bylaws. It is too big of a project to go through the entire zoning regulations, but there will be recommendations. There is an adoption process to go through, and the end product will help with the wording and text of the zoning regulations. Claire would like to go over knowledge and expectations of the application as well as the meeting schedule.

Claire gave a brief introduction to the project: While Jim Walsh was the Chair of the PC he applied for the grant. The grant will allow the PC along with Claire's help look at the potential build-out; footprint, and design standards along Route 7.

Claire has noticed that New Haven's commercial zoning is all over the place on Route 7.

Concerns were discussed:

- Height and footprint – there are no standards, would like to see them down in the 30,000 sq. ft. range.
- Do not want to see a Walmart or Hooters
- Like to keep scenic vistas in New Haven, other areas not such a big deal if a building already exists.
- Need to follow the Town Plan to maintain the agricultural / scenic parts to keep them protected. If we build up, than it would impede some of these

areas. The project will help support economic development and recognize the scenic corridor.

- Two different types of commercial: Highway Commercial / Neighborhood Commercial and Industrial. Claire explained with this project, the PC can decide to keep these areas the same or look at design standards for these areas. For example: could a commercial district look different, or could it be eliminated? Discussed that it is hard to eliminate projects that are already established. The Town Plan does allow for expansion.
- The Town Plan utilizes the Planning Area concept that allows for Changes to districts without changes to Town Plan. Claire said she understands the conceptual planning map. She will use the current zoning map with this project.
- Claire asked the PC if they'd rather look at Highway Commercial or Neighborhood Commercial for this project? It was agreed to deal with Highway Commercial. Discussed HWC in the Junction; there are concerns about the flood plain in that area.
- Looked at HWC on the Northern end of Route 7; mid Route 7 near New Haven Power Equipment and the southern end of Route 7. Discussed holding meeting with property owners along Route 7 to seek input.
- While focusing on Route 7, Claire also asked the PC to think about anything that may need to be applied to the village center.
- Claire will work on the site analysis, and be in contact with the PC about things they would / would not like to see. She encouraged the PC members to look around the state and take photos of buildings, businesses, etc. and send them to her with their thoughts. It may be something they never want to see in our town, or it could be something as simple as they liked the architecture of a building.
- Claire asked the PC to read through her hand-outs of the following: 1) Town Plan for St. George; 2) Waltham's Highway Commercial Districts Site Analysis, Build out Scenarios & Proposed Design Standards and the recommendations that came with the packet; 3) Smart Growth packet that she will email to Pam Kingman to distribute.
- Discussed whether or not to touch on signs when going through the commercial district. All agree that they should look at signs.
- Discussed meeting schedule for this project, the next meeting will be tentatively on August 15, 2012. At that meeting the preference study will happen; Claire will take the photos and suggestions the PC emails to her and bring them to this meeting. Will also go over Waltham's Site Analysis. Also discussed public input, and meetings where the public should be invited to see what their preferences are; possibly set up different stations

for interaction with the public. Bill Brooks thought a public meeting could happen in Sept. / Oct.

- Claire will get started on the Site Analysis should be completed Sept. / Oct. 2012.

2. **Jerry Smiley** – He is distressed about the recent letter the PC sent to the Selectboard regarding their preferred route for the Vermont Natural Gas Pipeline. Jerry feels the line should stay off of Route 7 to prevent sprawl. He is concerned that if the pipeline follows the route the PC has recommended, it will come out on Route 7 at the end of Town Hill Road to follow Route 7 into Middlebury. That one mile stretch of Route 7 is currently zoned RA10. He is concerned that it will encourage commercial development. Discussed the alternate routes, and its impacts on New Haven. This project is still very much in the early planning stages.
3. **John Madden** – Update on Cross Pollination (Solar Farm) – He is concerned how this will look aesthetically along Route 7. The law suit has moved out of Supreme Court into Federal Court. There are specific criteria according to VT Law that Cross Pollination must adhere to; the Public Service Board will be looking at the project.

NEW BUSINESS:

1. Discussed upcoming Selectboard Public Hearing on the Proposed Zoning Amendments on Tuesday, June 12, 2012 @ 7 pm. Most of the PC members will plan on attending, as will Zoning Administrator, Dave Wetmore.

REGULAR BUSINESS:

2. Angie Dunbar made a motion to approve the minutes from 5/9/12, seconded by Pat Palmer. 6 yes / 0 no
3. Next meeting will be held on Wednesday, July 11, 2012 @ 7 pm.

Adjourn: 9:00 pm

Respectfully submitted:

Pam Kingman

Approved:

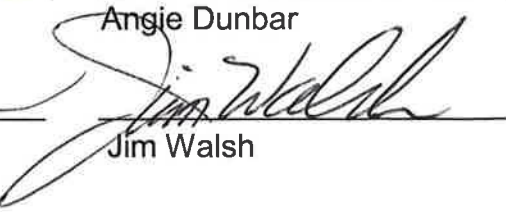

Co-Chair, Bill Brooks


Rod Case


Angie Dunbar


Rob Litch


Pat Palmer


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