

New Haven Planning Commission Meeting

7:00 pm

Town Offices

Wednesday, March 13, 2013

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

Absent: Co - Chair, Francie Caccavo

Visitors: Clarie Tebbs from ACRPC and John Madden

VISITORS BUSINESS: None

OLD BUSINESS:

1. **Claire Tebbs from ACRPC** – Resume with where they left off in the packet on page 5; with Section 1005-B Design Standards for HC. Claire referenced answers to questions from their last meeting on January 30th.

She reviewed the proposed Design Review Standards, as proposed they are from the Town of Waltham with additions from previous discussions with the PC.

The Standards are broken down into 6 sections as follows:

1) Building Envelope and building placement:

1.1 Reflective to view sheds, topography and landscape. This will mean less impact on adjoining properties. It minimizes fragmentation of significant natural resources and the building envelope is at maximum coverage for parking and structure. Angie Dunbar asked how septic and water, etc. infrastructure will be impacted. Claire stressed shared infrastructure to seek a balance. Building envelopes are a moving target and need to be flexible.

1.2 Cites PUD Section – The PC observed that their PUD needs work. No further comment by PC.

1.3 Discussed what is the “skyline”? The Standard attempts to encourage rooflines below the skyline. This can be added wherever possible.

1.4 Loading Docks – “Placed at rear of building or screened from surrounding road.” Claire will work on the wording for this.

1.5 Need to look at current Parking Standards, there may be a conflict with the adopted Standard. Claire will work on this too.

2) Building Design and Massing:

2.1 Claire thought that the illustrations looked good, the attempts to preserve the character by fitting in with traditional Vermont buildings. Rod Case said he would like to see examples to review. Claire suggested the PC complete a worksheet to see how this works. In the following the wording will be more consistent and say “shall”

2.2 Ok

2.3 Ok

2.4 Try to be consistent using the side furthest from the road.

2.5 Will combine with 2.1

3) Building Materials:

3.1 This seems vague – Claire will work on this.

3.2 This is ok, change should to shall

4) Landscaping and Screening:

4.1 Strike the word “existing”. This section is about major significant features and vegetation. Keep with change.

4.2 Strives to maintain a green scenic corridor is good. Need to refer to a specific dimension.

4.3 Remove the chain link reference – Claire will rework.

4.4 Residential District – change to Rural Agricultural Districts. Strike the entire Standard.

4.5 Add “Shall be screened or hidden.” Strike the rest.

5) Vehicle and Equipment Sales:

5.1 Reference existing Bylaws – however within 75’ from the center line and perhaps setback should consider the size and scale of the building that is being proposed. Claire will make a suggestion.

5.2 This would severely restrict auto sales, for now they will leave as it was drafted. The PC may come back to it.

5.3 Will work on this at the next meeting.

Claire left at 8:45 pm; she will email the changes before the next meeting on April 10, 2013.

2. Vermont Gas Update – Jim Walsh updated the PC following a recent meeting with VT Gas Reps.

- Pipeline will be located on West side of Route 7 from River Road to Middlebury.
- Along the north side of town the transmission line to follow the VELCO corridor to River Road.
- Distribution line in town scheduled for 2016.
- Rob Litch asked about training for the Fire Dept.
- Tax revenue for the town: 1st year approx. \$350 Thousand, @ 20 years approx. \$250 Thousand.
- Jim Walsh has made a request to VT Gas in regards to their staging area during construction be shifted to the south side of Route 17 in the VELCO substation area. The PC supports this change in location of construction area to existing area by the substation.

3. **Mike Dunbar** has approached ZA, Dave Wetmore about the PC not taking any action in regards to his request back in December. Bill Brooks provided an email exchange between himself and Mr. Dunbar. Dunbar is asking the PC to make a construction or "Contractors Yard" a permitted use so that the 100' setback from the RA District would not apply. Rod Case made the point that a Contractors Yard is not properly identified as permitted use or a Conditional use in the HC District. That is a concern. Jim Walsh expressed that the change from 200' to 100' was a significant change and he was not inclined to lessen the setback more; or the change the use to a permitted use because the fact that it could have negative effects elsewhere.

Action: 1) Jim Walsh and Rod Case will ask permission to physically measure the setback at Mr. Dunbar's property.

2) The PC is currently working on the design standard for the HC District and need to get that done first. The PC supports Bill Brooks conclusion in the email exchange.

REGULAR BUSINESS:


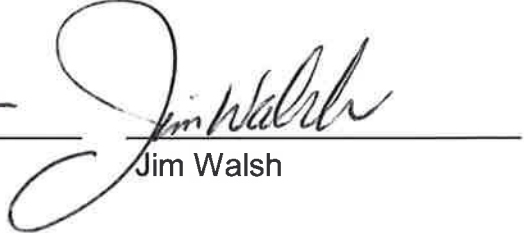
1. Pat Palmer made a motion to approve the minutes from January 9, January 30 and February 13, 2013, seconded by Rod Case. 6 yes / 0 no
2. PC reviewed all the mail

Adjourn: 9:40 pm

Minutes taken by ZA, Dave Wetmore

Typed by Pam Kingman

Approved:

 _____ Co-Chair, Bill Brooks	 _____ Rod Case	 _____ Angie Dunbar
 _____ Rob Litch	 _____ Pat Palmer	 _____ Jim Walsh

