

**Planning Commission  
New Haven Town Hall  
Public Hearing - March 15, 2012**

**PC Board:** Bill Brooks, Rod Case, Rob Litch, Pat Palmer, Jim Walsh  
**PC Board Absent:** Angie Dunbar, Francine Caccavo  
**Attending Public:** James Kendall, John Madden, John Kipp, Jason Bacon, Steve Dupoise,  
Kathy Barrett, Roger Boise, Iva Menard

Jim Walsh, Chair called the public hearing of the New Haven Planning Commission (PC) meeting to order at 7:00 PM to discuss proposed amendments to the Zoning Bylaws dated May 29, 2007, adopted approximately four years ago.

Jim Walsh distributed to attendees the handout dated 03/15/2012 titled "*Summary of Proposed Amendments to the Adopted Zoning Bylaws dated May 29, 2007 include the following – proposed amendments are underlined*". He explained that the Planning Commission had been reviewing the old zoning bylaws since passage of the Town Plan by the voters a year ago and that the proposed amendments for discussion tonight are clarifications to the Zoning Bylaws resulting from the commission's year long review, or was suggested by the Development Review Board (DRB). He indicated that there were several spelling, grammatical, and technical corrections to be made. He noted that many of the amendments address home business and home occupation.

**Open for Public Comment**

Regarding Section 504B Home Businesses Item #9

Public Input/Concerns/Questions: Kathy Barrett pointed out that the term Home Occupation should be added to the Definition Section 30 of Article One of the proposed Zoning Bylaws.

- How will the PC define Home Business and Home Occupation?

*The PC intent is that Home Business could be located in the house and/or in accessory building. Home Occupation would be located in the house.*

- Iva Menard, owner of New Reflection Hair Saloon on River Road asked: What are the criteria regarding the number of trips to and from home business/occupation during the day?
- John Madden stated, State Statue indicates that coming and going equals one trip. *PC- this criteria would be established by the DRB. The DRB would base the criteria on the type of business, and the type of neighborhood the business is located in. This gives the DRB the flexibility to assess each individual situation and make an informed decision.*
- Those in attendance agreed that they would like to see "...number of trips" redefined.
- DRB member, Steve Dupoise, suggested the use of the word traffic instead of the word trips

*The PC will consider rewriting Item #9 to take out the phrase “number of trips” and replacing it with “...on the amount of traffic and type or kind of traffic”.*

#### Regarding Section 504B Home Businesses Item #12

Public Input/Concerns/Questions:

- Iva Menard noted that neither the Home Business nor the Home Occupation is permitted to have a lighted sign. She suggested allowing one light on a sign and having a time limit that a sign maybe lighted.

#### Regarding Section 504B Home Businesses Item #13

Public Input/Concerns/Questions:

- Kathy Barrett noted that in the past all permits went with the property, this is a big change.

*The PC noted: In the view of expansion and growth in the town this change would give the DRB a chance to review the permit with each new property owner.*

John Madden passed around copies of the “*Planning Commission Summary of Proposed Amendments Public Hearing 3/15/2012*” (see attached) in which he expressed his comments. Madden indicated that this was too lengthy a document for review tonight and suggested that the members of the PC review and discuss this handout at a later date. Chairman Walsh thanked Mr. Madden for his submission and promised that the PC members would review it.

#### Regarding Section 130: Definitions, Page 4 Front Yard Setback

- Iva Menard asked: Would the front yard set back of 75 feet affect the location of a home business/occupation sign? 75 feet seems like a long way from the edge of the road.
- and Does this include all businesses, the definition does not say residential?
- She suggested the word “sign” be taken out of Section 130 Definitions, as the permitting of signs is regulated under the Sign Permit Regulation.

*The PC will discuss the elimination of the word “sign” from the definitions section at their next regularly scheduled meeting.*

#### Regarding Section 321: Exemptions, item #2

- Kathy Barrett asked for clarification – if any of the items mentioned in Section 321, Item #2, are over 64 square feet, would a permit be needed?

*PC indicated this is a new item and any of these mentioned items over 64 square feet do need a permit. This would give the DRB an opportunity to review the permit and enforce the community’s expectations.*

Jason Bacon and John Kipp expressed their appreciation to the PC for addressing the Home Businesses and Home Occupation sections of the Zoning Bylaws, noting that they are much need and have been a long time coming.

Regarding Section 516: Temporary Uses and Structures, Item Construction and Storage Trailers and temporary housing by a homeowner

Public Input/Concerns/Questions: Roger Boise posed several questions:

- Will there be a limited number of storage trailers on the property.
- Would these items be looked at as a taxable structure?
- Will a permit be needed for the erection of a temporary hooped/canvas type structures?
- The time period that temporary structures can be erected is October 15 to April 15
  - John Madden suggest changing these dates to September 1 to May 1 and the participants were in agreement.
    - Kathy Barrett, DRB member, indicated the DRB had discussed the April 15<sup>th</sup> date; the basis of a removal date as discussed by the Zoning Administrator and the DRB was subject to weather
  - Is there a limit on the number of unregistered cars to be located on a property?

*The PC will address "junk yards" at future PC regularly scheduled meetings. It will review state statues regarding unregistered and/or uninspected vehicles and the definition of the number of vehicles that constitutes a junk yard. In its deliberations it will also be conscious of the environmental impact of fluids leaking from stored vehicles that might impact the water table.*

Chairman Walsh thanked everyone for attending and for their active participation, declared the public hearing on the proposed amendments to the adopted Zoning Bylaws dated May 29, 2007, was closed and noted that the next regularly scheduled meeting of the PC is April 5, 2012 at 7:00 PM.

Rod Case made the motion to adjourn

Bill Brooks seconded

Discussion – none

Vote: Yes- 5 (Brooks, Case, Litch, Palmer, Walsh)

No-0

Abstention – 0

Motion Carries

The meeting was adjourned at 8:07 PM

Respectfully Submitted By

Karen Gallott




Jim Walsh, Chair



Bill Brooks



Rod Case



Rob Litch



Pat Palmer