

**Town of New Haven  
Planning Commission Meeting  
7:00 pm  
Town Offices  
Tuesday, May 5, 2011**

Present: Chair, Jim Walsh, Rod Case, Francie Caccavo, Angie Dunbar and Pat Palmer

Absent: Bill Brooks

Visitors: John Madden and Jerry Smiley

**VISITORS BUSINESS:** None

**NEW BUSINESS:**

1. Home Occupation verbage - Angie and Francie:
  - Francie researched other towns online (Hinesburg, Londonderry, Windsor and one from out of state) who list them as either "Home Based Business", "Cottage Industry" or "Home Occupation." Francie commented that she liked Hinesburg's language to describe their Cottage Industry. They look at the lot size and how much of the building is being used for the business, how many employees, traffic and hours of operation. Londonderry permits Cottage Industries in designated districts that are subject to Site Plan Reviews; business must be compatible with neighboring lots, and any outdoor storage must be screened.
  - Angie looked into Weybridge / Middlebury / Bristol / Norwich and Starksboro. She hasn't had a chance to read through them.
2. Dave Wetmore hasn't had a chance to go over the DRB's suggestions. He is working on it. Jim Walsh will spend some time working with Dave on these.
3. Rod Case – Copy of current Town map. Discuss true abutting property, does a road divide the property? What is the setback from the road, and can you include the road? Angie noted in Londonderry's regulations offer different categories for setbacks. New Haven's current regulations for setbacks are a minimum 200' in Agricultural / Residential, which fall under conditional use. Permitted use is less. Discuss cutting the 200' to 100'.
4. Started working on the DRB's suggested changes. PC members felt they would like input from Zoning Administrator, Dave Wetmore and DRB Chair, Tim Bouton. Jim Walsh will invite them to the next meeting which will be held on Thursday, May 12 @ 7pm.
5. Discuss process for adopting new Zoning Regulations.
6. Francie had information about proposed natural gas pipeline running from Burlington to Middlebury. It may follow the Route 7 corridor or the VELCO power line.

- 7. Jerry Smiley – Would like to withdraw his volunteer application to the Planning Commission due to health reasons. The board thanked him for his interest.
- 8. Francie Caccavo made a motion at 8:20 pm to move into deliberative session, seconded by Angie Dunbar. 5 yes / 0 no  
 Angie Dunbar made a motion to come out of deliberative session at 8:30pm, seconded by Rod Case. 5 yes / 0 no  
 Francie Caccavo made a motion to write a letter to the Selectboard recommending Rob Litch be appointed to the Planning Commission. In the letter they will state three positive criteria for which they base their recommendation: He is a farmer, business man and a long time resident of New Haven. Motion seconded by Pat Palmer. 5 yes / 0 no

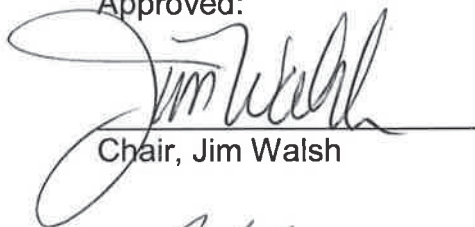
**REGULAR BUSINESS:**

- 1. Francie Caccavo made a motion to approve the minutes from April 7, 2011, seconded by Rod Case. 5 yes / 0 no
- 2. June 2, 2011 meeting will host ACRPC to finalize the Town Plan.

**OLD BUSINESS:**

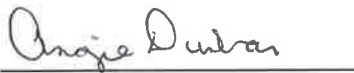
Review mail

Adjourn: 8:40 pm  
 Respectfully submitted:  
 Pam Kingman  
 Approved:




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Chair, Jim Walsh




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Angie Dunbar

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Francie Caccavo




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Rod Case




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Pat Palmer