

Town of New Haven
PLANNING COMMISSION MEETING
New Haven Town Office
Monday, November 13, 2023
Meeting Minutes

DRAFT

Planning Commission (PC) Members Present: Co-chair Kathy Cahill, Benj Putnam, Maggie Eaton. Joining remotely: Megan Ooms, and Bev Landon.

Absent: Rob Litch

Visitors: In person: Selectboard member Marie Jewett; presenters for PEL Study: planner/landscape architect Dan Mallach of DuBois and King, community liaison Jim Gish, and VTrans planning coordinator Amanda Holland. Joining remotely: Amanda Bodelle, Jeff Glassberg, and DRB/Selectboard member Kathy Barrett.

Staff Present:

Peggy Connor, Zoning Administrator & Minutes

I. Call to Order:

Kathy Cahill called the meeting to order at 7:00 p.m.

1. Adjustments to Agenda

- Review updated zoning map received November 13, 2023 from Addison County Regional Planning Commission GIS Manager Hannah Andrew

2. Visitors' Business

None.

II. PUBLIC HEARING: Amendments to Zoning Bylaws and Subdivision Regulations

In their letter to the Planning Commission on November 13, 2023, Amanda Bodell and Jeff Glassberg requested PC members to reconsider the proposed zoning change to increase the depth of the RA-2 zone from its current limit of 200 feet to 600 feet. Noting that the proposed change would triple the building areas in RA-2 as part of conventional subdivisions, they suggested requiring site plan review for all subdivisions in the RA-2 district for the development of one- and two-family dwellings as a mitigating measure, similar to that which is required for three-family dwellings.

Following discussion, Planning Commission members agreed to add the following language to Article IX: Subdivision Application and Approval Process:

- "The proposed subdivision plat should note: 'No residential development shall occur prior to site plan review by the DRB.'"

Review updated zoning map received November 13, 2023 from Addison County Regional Planning Commission GIS Manager Hannah Andrew

Planning Commission members agreed to:

- Eliminate the Flood Hazard District map on page 37
- Delete note on bottom left of latest Zoning Map drafted by Hannah Andrew 11-13-2023

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Maggie Eaton moved to close the public hearing; Bev Landon seconded. **MOTION PASSED** by unanimous voice vote 5-0. **PUBLIC HEARING CLOSED.**

III. Presentation by Dan Mallach of DuBois & King re: Vergennes PEL Study

Planner Dan Mallach of DuBois & King, VTrans regional planning coordinator Amanda Holland, and community liaison Jim Gish reviewed the status of the Vergennes Planning and Environment Linkages (PEL) Study. The Power Point Presentation can be found on the Town’s website at <https://www.newhavenvt.com/> (click on “Planning and Zoning” on the left menu once, and then again as it appears on the dropdown) Further information can be found on line at: <https://vtrans.vermont.gov/planning/VergennesPEL>

The purpose of the study is to reduce the impact of through truck traffic on Route 22A in downtown Vergennes. Thirteen concepts were considered, including improvements to existing roadways, new roadways, and other freight modes. Following the screening process, there are now currently 4 new roadway options and one concept that improves existing roadways:

- Orange Route (Vergennes)
- Pink & Blue Routes (Vergennes & Panton)
- Purple Route (using existing VT-17 in Addison, Weybridge and New Haven, and a section of US-7)
- Green Route (Panton and Waltham, connecting to Route 7 near New Haven Road)
- “No build” also remains an option.

Kathy Barrett advised that the New Haven Selectboard remains steadfast in its opposition to routing trucks through Route 17 and Route 7 for safety, traffic, economic, and environmental reasons, as stated in the board’s letters to the Agency of Transportation (January 2016), Secretary of Transportation Joe Flynn (October 2019), and to the Addison County Regional Planning Commission (September 2022).

All routes will be discussed at a virtual workshop scheduled for Tuesday, January 9, 2024. The following in-person workshops will focus on land use visioning for a specific proposed route:

Monday, December 4 (6-8 p.m.) Vergennes Opera House 120 Main Street, Vergennes Orange Route (Vergennes)	Tuesday, December 12 (6-8 p.m.) Tourterelle’s 3629 Ethan Allen Hwy., New Haven Purple Route (using existing VT-17 in Addison, Weybridge and New Haven, and a section of US-7)
Wednesday, December 13 (6-8 p.m.) Panton Town Hall 3176 Jersey Street, Panton Green Route (Panton and Waltham, Connecting to Route 7 near New Haven Rd.)	Tuesday, January 9 (6-8 p.m.) Virtual Workshop via Zoom All routes will be discussed

For more information about the potential route locations, see detailed maps on the study website: www.vergennespel.com. PEL Study Community Liaison Jim Gish welcomes everyone’s questions and/or concerns: jgish@vhb.com

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IV. Approve PC Meeting Minutes for October 9, 2023

Benj Putnam moved to approve meeting minutes for October 9, 2023; Kathy Cahill seconded.
MOTION PASSED by unanimous voice vote 4-0 (M. Eaton abstained).

Approve PC Meeting Minutes for October 23, 2023

Maggie Eaton moved to approve meeting minutes for October 23, 2023; Kathy Cahill seconded.
MOTION PASSED by unanimous voice vote 4-0 (Bev Landon abstained).

ADJOURN

Maggie Eaton moved to adjourn; Kathy Cahill seconded. **MOTION PASSED** by unanimous voice vote 5-0. Meeting adjourned at 8:45 p.m.

The Planning Commission's next meeting is scheduled for Monday, December 11, 2023 at 7:00 p.m.

Respectfully submitted,
Peggy Connor, Zoning Administrator