

**Town of New Haven Planning Commission Meeting**  
**7:00 pm**  
**Thursday, November 3, 2011**  
**Town Offices**

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

Visitors: Kendal Dunbar, John Madden

**VISITORS BUSINESS:** None

Review DRB zoning recommendations and changed punch list – Zoning Administrator, Dave Wetmore presented a summary of changes, which are underlined and or italicized:\*\*see attached\*\*

- **Section 130: Definitions** - Amended definitions “front yard setback”, “structure” – amended and broadened. “**Front yard setback**” – added almost two sentences. the DRB has been consistent with commercial parking areas, and this will comply with the 200ft. setback. “**Structure**” - added “placed on property”, such as container trailers; if they are staying for long periods of time they should comply.
- **Section 220: Zoning Map** – Add statement that zoning district is extended to the centerline of the Town or State highway. Agreed to change “centerline” to “center”
- **Section 321: Exemptions** – Amended to include “temporary seasonal structures”, and handicap accessibility. Dave Wetmore said he is not crazy about the way the second sentence is written. He questioned how he is supposed to enforce something if no permit is needed. All agree to strike the second sentence. Under **#5**, He added language for handicapped accessibility and under **#6** he added temporary storage / vehicle storage are exempt between October 15<sup>th</sup> and April 15<sup>th</sup>. Bill Brooks made a motion to approve Sections 130,220 and 321 with the approved changes, seconded by Francie Caccavo. 6 yes / 0 no
- **Section 516: Temporary Uses and Structures** – Expanded temporary use to include construction and box type storage trailers, etc. A lot of new language was added to this section. Bill Brooks made a motion to approve Section 516, with approved changes, seconded by Francie Caccavo. 6 yes / 0 no
- **Section 540: Setbacks** – Amended how and where setbacks will apply. Discuss how this will help the DRB on enforce this matter. Bill Brooks made a motion to

approve Section 540, with approved changes, seconded by Pat Palmer. 5 yes/ 1 no (Dunbar)

- **Section 1005-A: Specific Standards for HC District** – Changed setback from residential districts from 200-feet to 100-feet. Discuss circumstantial instances, need to be careful that things don't change for one and not others. Angie Dunbar made a motion to approve Section 1005-A, with approved changes, seconded by Rod Case. 6 yes / 0 no
- **Section 1006: Industrial District** – All uses will require a site plan review. Bill Brooks made a motion to approve 1006, with approved changes, seconded by Rod Case. 5 yes / 0 no
- **Section 310: Preliminary Plat - #9 Contour lines** – Dave Wetmore is suggesting changing five (5) feet to ten (10) feet.
- **Section 420.5: Access** – All agreed to strike the word "paved". Bill Brooks made a motion to approve Sections 310 and 420.5 with approved changes, seconded by Francie Caccavo. 5 yes / 0 no

#### **NEW BUSINESS:**

Discuss map's, some do not match up with the highway commercial district, flood district and neighborhood commercial. This is something the PC would like to correct. Also discussed were the FEMA flood maps. Dave Wetmore suggested inviting Kevin Behme and Tim Bouton from ACRPC early next year to go over these maps.

Rod Case presented the overlay maps he has done, he has adjusted them to reflect all highway commercial and neighborhood commercial districts. This can be a pproved once zoning is approved.

Planning Grant has been approved and is in Adam Lougee's hands at ACRPC. This grant will help the PC with work on the Route 7 corridor.

#### **REGULAR BUSINESS:**

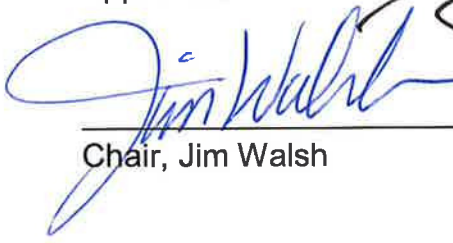
1. Rod Case made a motion to approve the minutes from September 4, 2011, seconded by Pat Palmer. 3 yes / 0 no
2. Bill Brooks made a motion to approve the minutes from October 13, 2011, seconded by Francie Caccavo. 4 yes / 0 no


Adjourn: 8:45pm


Respectfully submitted:

Pam Kingman

Approved:

  
Chair, Jim Walsh

  
Bill Brooks

  
Rod Case

  
Francie Caccavo

  
Pat Palmer

*Approved As Amended / Changes in Copy  
into tonight's meeting minutes.*