

Town of New Haven Planning Commission

7:00 pm

Town Offices

Wednesday, October 10, 2012

Present: Co-Chair, Bill Brooks, Co-Chair, Francie Caccavo. Jim Walsh, Pat Palmer, Angie Dunbar and Rod Case

Absent: Rob Litch

Visitors: John Madden, Conservation Commission members - Dean Percival, Al Karnatz

VISITORS BUSINESS:

1. Conservation Commission members – Dean Percival and Al Karnatz are here to introduce themselves to the PC. The newly appointed Conservation Commission has met and has put together a Mission Statement and Bylaws that follow the State Statutes. Dean commented that he thought they had a great group on the CC, made up of Al Karnatz who works for the Vermont Land Trust; Jeff Myers who has a background in conservation and Tim Bouton who is on the DRB. The CC has met a couple of times to discuss what they'd like to do. With only four members, they need to focus on their interests as well as what is best for the town.

They view themselves as more of an opinion / advisory committee. They do not want to be a regulatory board. They will do what they can with environmental issues in town; and would like to be apprised of things going on that they can help with.

The CC has already started a monthly series called "The Armchair Naturalist." This will allow the public to come and listen to guest speakers, which they have lined up enough speakers to get them through the spring.

Al and Dean mentioned possibly getting involved with Ancient Roads, but it is unclear to them which way to approach this.

Bill Brooks mentioned the flood maps are another thing that could use some attention.

OLD BUSINESS:

1. Claire Tebbs from Addison County Regional Planning Commission had left the PC with some homework, and that was to review the Town of Waltham's draft Highway Commercial Design Standards as well as some information from St. George, and Middlebury.
 - Discussed New Haven's current zoning lacks building footprint and height restrictions – our verbiage is too vague that it includes the parking lot and the building.

- Francie Caccavo – Now we are looking at a lot of verbiage, and now they not only need to address building placement how it we put it on the land; but where we put it on the land; and we need percentages of acreage maximum lot coverage. She believes we must not lose sight of the fact that people should be able to have a business, and we need to be our own economic engines. But she wonders how to achieve these goals without zoning regs being too picky.
- Jim Walsh – New Haven is between Burlington and Bennington, and we are the stewards of the 9 mile stretch of Route 7 that runs through our town.
- **The PC went through Waltham’s draft Highway Commercial Design Standards and discussed the following:**
- **Pg. 22. Building Envelope an Building Placement – 1.6:** The PC felt a 50 ' wide landscaping area was pretty large, and would be a big expense for people. They feel it is too specific, would like to see a slightly broader definition.
- **Pg. 22. - Building Design and Massing - 2.1:** Francie Caccavo said she liked this in keeping with the New England style architecture. **2.3** - Angie Dunbar agreed and likes the loading docks in the back of the building. Pat Palmer also agreed about the loading docks, unless the slope is wrong.
- **Pg. 23. – Roof Line - 3.2:** Discussed overhangs, and the fact that without them, buildings tend to rot. Suggest making the size 6” and leave it open ended for folks to decide how deep they want it. Discussed whether this needs to be part of zoning reg as it is already a building standard.
- **Pg. 23. – Building Materials – 4.1:** Angie doesn’t like that this doesn’t include vinyl, when there is a vinyl product that looks like a wood grain now.
- **Pg. 24. – Parking and Driveways – 6.1:** Want to minimize paved parking spaces or hard packed gravel for better run off.
6.4 – Francie said she really didn’t understand this (employee & customer parking). Entrances are in front but parking is on the side or back. Not very user friendly. **6.5** – Angie liked this (curb cuts).
- **Pg. 25. – Building Canopies and Drive-Thru Facilities** – All agreed that photo 6b. having a canopy attached to the building where there are gas pumps would be a fire hazard. Jim Walsh said he would like a further explanation about the canopies and drive thru facilities.

- **Pg. 26 – Vehicles and Equipment Sales – 10.1:** Angie liked the vehicles and or equipment must be 50 ' from edge of R.O.W.
- **10.3 –** All agreed it was a lot of trees to in a minimum of 20x20 area. Questioned whether the landscape requirement needed to be so specific.
- Francie thought overall for New Haven this is not complete; still need to define landscaping and work on signage and lighting. Building heights and lot footprint have not been addressed.
- All agree that Waltham's is good starting template, some areas are too specific and some too lenient.
- For example under Building Design and Massing they would consider adding a maximum building size (footprint) with 20% impervious surface. Should the maximum building size be 25,000 sq. ft. concerns it may be too much or not enough. The same with the height of the building. Consultation with Clare Tebbs as to what other towns are permitting will follow.

NEW BUSINESS:

1. Jim Walsh handed out information on overshadowing for septic systems. He will go over it at a later date.

REGULAR BUSINESS:

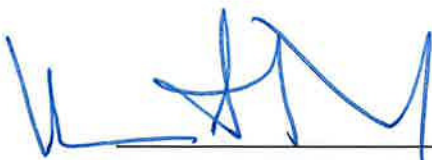
1. Jim Walsh made a motion to approve the minutes from September 12, 2012, seconded by Francie Caccavo. 5 yes / 1 abstention (Case)

Adjourn: 9:12 pm

Respectfully submitted:

Pam Kingman

Approved:



Co-Chair, Bill Brooks



Co-Chair, Francie Caccavo



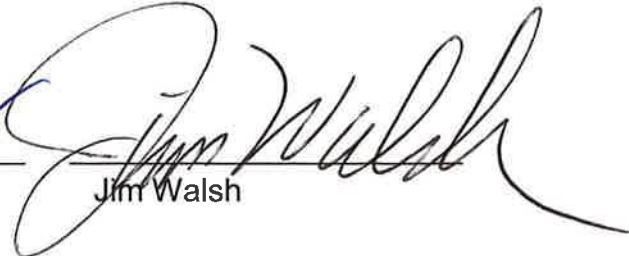
Rod Case



Angie Dunbar



Pat Palmer



Jim Walsh

