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**Town of New Haven**  
**PLANNING COMMISSION – SPECIAL MEETING**  
**New Haven Town Office**  
**Monday, October 10, 2022**  
**Meeting Minutes**

**[Approved by unanimous voice vote at November 28, 2022 Planning Commission Meeting.]**

**Planning Commission (PC) Members present in person:**

Co-chairs Kathy Cahill and Rob Litch, Benj Putnam, Megan Ooms

**Remote:** Maggie Eaton

**Absent:** Betsy Taylor, Bev Landon

**Visitors:**

Amanda Bodelle; Kathy Barrett (remote)

**Staff Present:**

Peggy Connor, Zoning Administrator & Minutes

**I. Call to Order:**

Co-chair Rob Litch called the meeting to order at 7:03 p.m.

**1. Adjustments to Agenda**

None.

**2. Visitors' Business**

None.

**II. Zoning Districts Map: Continue Work to Finalize for Approval**

Addison County Regional Planning Commission's newly hired GIS Planner Hannah Andrew provided an updated version of the zoning map, incorporating all recent changes, and joined the meeting remotely.

Following discussion, PC members agreed to the following additional changes to the zoning map:

- Extend inset arrows
- Remove distances in upper left corner – Highway Commercial District
- Add scale bar to inset; remove numbers
- Neighborhood Commercial District – red band width should be consistent throughout
- Abbreviate Flood Hazard District to FHD in legend for consistency with other districts
- Bring forward property parcel boundaries to appear on top of district boundaries
- Add North-South highway after Field Days Road to the north; add Class 4 to legend
- “NC (Neighborhood Commercial)” appears twice in legend
- Consistently display RA-2 yellow band width (i.e., Plank Road)
- Eliminate overlay east of Forest Drive: HC and RA-5 (stop where RA-5 begins)
- Plank Road: widen RA-2 band and include eastern strip as RA-2, with label
- Include names of surrounding towns (i.e., Ferrisburgh, Monkton, Bristol, Middlebury, Weybridge, Waltham)
- Western portion of Legal Trail should be blue (not black), and extend to Otter Creek Highway
- Consistent RA-2 band width on Campground Road
- Consistent band widths throughout (i.e., Town Hill Road)
- Private Road Mitchell Drive (off Hallock Road ) - needs label
- Zoning districts overlap at end of Dog Team Road (as well as north of River Road [RA-5], east of Route 7 [RA-10], and west of Route 7 [RA-2])

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56       ➤ Double-check to make sure all private roads are included

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58       ➤ Straighten horizontal text for Belden Falls Road

59       ➤ Eliminate wording under legend: "This map shows district boundaries; maximum depth is  
60       determined by Article X for each district in the Unified Bylaws.

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62       **III. Zoning Administrator's Report**

63       The Addison County Regional Planning Commission's (ACRPC) newsletter has been distributed to  
64       PC members for review. The newsletter includes several grant opportunities, and can be found at:  
65       <https://acrpc.org/2021/10/check-out-our-october-newsletter/>

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67       During the upcoming fall semester, Maggie Eaton will once again work with a UVM student  
68       participating in the Local Democracy Towns Internship Program. The program provides students with  
69       hands-on experience, while towns receive some (free) assistance and fresh ideas from students who  
70       are interested in local governance. Evan McManus will assist with compiling and analyzing data from  
71       the Transportation Study, and if time allows, review the Town's Enhanced Energy Plan to create a  
72       step-wise process for evaluating an application for a solar development.

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74       Betsy Taylor has decided to step down from the Planning Commission as her job now requires  
75       more travel, but she hopes to serve the community again in the future.

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77       Paul Lekstutis and Wayne Nelson from Cross Pollination have proposed repurposing the historic barn  
78       at the site of the solar farm on Ethan Allen Highway for an indoor cannabis-growing operation.  
79       Because cannabis produced from cultivation is not considered an agricultural product, and the 174-  
80       88-acre parcel is located in the RA0-10 zoning district, manufacturing is not included as a conditional  
81       use. According to Nellie Marvel of the Vermont Cannabis Control Board, if the proposed operation  
82       applies for a "Tier 1" license, utilizing a maximum of 1,000 square feet for growing plants, then the  
83       operation is allowed on agricultural land. However, the plan is for at least 8,000 square feet of growing  
84       area in order to make the operation economically feasible. Mr. Lekstutis has requested meeting with  
85       the Planning Commission to discuss amending RA-10 district guidelines to permit the use of a grow-  
86       house larger than 1,000 square feet.

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88       **IV. CONTINUED BUSINESS:**

89       **1. Maggie Eaton: present draft language for Section 533A EV Charging Stations**

90       Maggie explained that although she has drafted language regarding EV Charging Bylaws, she  
91       continues to wait for a response from the fire chief before presenting the draft for review. EVs are  
92       inherently safe and unlikely to catch fire; however, they do present new risks and challenges for  
93       emergency responders who may be faced with the combination of an electric vehicle lithium ion  
94       battery fire and the potential of an energized electrical fire.

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96       **2-6 Review Unified Bylaws Draft**

97       Deferred.

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Town of New Haven  
Planning Commission  
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101 **V. Approval of PC Meeting Minutes for September 26, 2022**

102 Megan Ooms moved to approve PC meeting minutes for September 6, 2022; Kathy Cahill seconded.

103 Motion carried with 4 in favor (K. Cahill, B. Putnam, M. Ooms, R. Litch), none opposed, and 1

104 abstaining (M. Eaton). **MOTION PASSED.**

105

106 **VI. PC to hold meeting October 24<sup>th</sup>?**

107 Both co-chairs, Rob Litch and Kathy Cahill, are unavailable October 24<sup>th</sup>; therefore, it was agreed to

108 schedule the next Planning Commission meeting for Monday, November 14<sup>th</sup>.

109

110 **Adjournment**

111 Meeting adjourned at 8:25

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113 The Planning Commission will hold its next regular meeting on Monday, November 14, 2022, at 7:00

114 p.m. at the Town Offices.

115

116 Respectfully submitted,

117 Peggy Connor