

New Haven Planning Commission Meeting
7:00 pm
Town Offices
Thursday, October 13, 2011

Present: Chair, Jim Walsh, Rod Case, Francie Caccavo, Angie Dunbar and Bill Brooks

Absent: Rob Litch and Pat Palmer

Visitors: John Madden and Cheryl Mitchell

VISITORS BUSINESS: None

Review zoning recommendations from the DRB and go through changes on punch list: The DRB had suggested 9 items to be changed. The following is a summary of what the PC has changed.

#1) Section 420.5: requiring pavement for subdivisions – PC agreed to strike 420.4 from the zoning regulations.

#5) Section 130: Structures – Agreed to add, “or placed on property”...

#6) Section 1006 Industrial District, under C, District regulations: Change to no dwellings and no exceptions.

#7) Section 540: Setbacks – Conditional uses will be 100 ft. in all directions.

#8) Section 230: Interpretation of Zoning District Boundaries – PC will work on new definition under section 230.

#9) Section 310.1 Preliminary Plat #9: Contour lines – PC will get more definitive information from the DRB as to what changes they are requesting.

#10) Section 321: Exemptions – Added #4 – Pursuant to the Fair Housing law...

Draft Home Occupation zoning – These are Brandy Saxons proposals: **see attached**

1. PC needs more clarification
2. Change to read, “The home occupation shall not have more than the specified number of non-resident workers working primarily on-site.
3. Brandy suggested in house should be 1,000 sq. ft. and the accessory dwelling be 1,200 sq. ft. – Discussion about how big the accessory building should be, differing opinions about this size.
4. OK
5. OK
6. Discuss whether clients / employees should be able to park in front of the house. #6 is saying you can't park within the setback.
7. OK
8. Strike, “Class 3 or 4 road”, and add “road or private road” in the first sentence. Also strike from the 5th sentence, “a town Class 1 or Class 2 road”.
9. Add hazardous waste
10. OK
11. OK
12. OK

Page 2 of handout - Historic Structure; this new definition will be added

Work on Temporary buildings punch list. Zoning Administrator, Dave Wetmore had some suggestions taken from the towns of Middlebury, Vergennes, Hinesburg and Huntington's zoning regulations.

- Dave said he liked Middlebury's wording for temporary structures, the PC agreed and would like to add Vergennes definitions as well.
- For construction trailers the PC will look to the DRB for some input.
- Under Middlebury's Storage trailers and Containers; the PC liked the description of A, with some minor changes. However, would like to strike B, as it does not pertain to New Haven.
- Jim Walsh will ask Dave Wetmore to write something up for the next meeting.

NEW BUSINESS:

1. Cheryl Mitchell introduced herself and talked about her family's sheep farm on Hallock Road. In the past they have held small educational seminars on pasture management; social justice and the occasional retreat. They would like to hold weekend workshops in addition to the classes they already offer. Cheryl explained that Zoning Administrator, Dave Wetmore had read the recent article in the Addison Independent about the classes the Mitchells have been holding on the farm. Dave contacted them to say they may not be in compliance. Dave suggested Cheryl come to the PC to find out if what they are doing is considered Conditional Use, the Mitchells have currently ceased operation. Jim Walsh suggested Cheryl attend the Selectboard Interim Zoning Hearing on Tuesday, October 18th @ 6:30.
2. Grant update – Jim Walsh is waiting to hear from Adam Lougee at ACRPC.
3. John Madden's petition – John did not have a copy with him tonight.

REGULAR BUSINESS:

1. Minutes from September 14, 2011 – will be signed at eh next meeting.

MAIL:

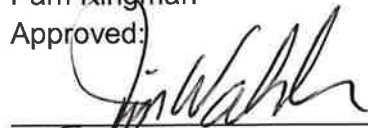
1. VLCT – Planning and Zoning Forum I on Wednesday, November 2, 2011 in Montpelier
2. VELCO – Substation noise study results

Adjourn: 9:05 pm

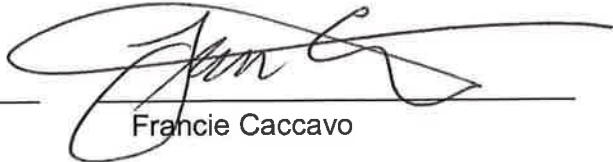
Respectfully submitted:

Pam Kingman

Approved:



Chair, Jim Walsh

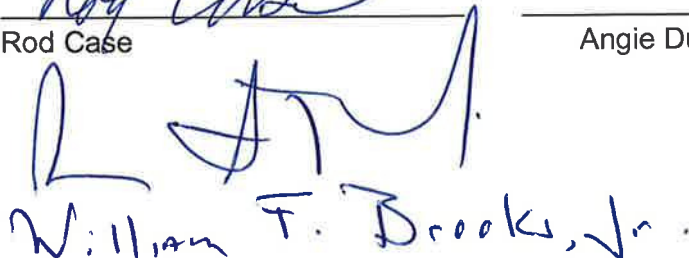


Francie Caccavo



Rod Case

Angie Dunbar



William F. Brooks, Jr.