

Town of New Haven
PLANNING COMMISSION MEETING
New Haven Town Office
Monday, October 14, 2024
Meeting Minutes

[Approved by unanimous voice vote at October 28, 2024 PC meeting.]

Planning Commission (PC) Members Present: In person: Kathy Cahill, Benj Putnam, Maggie Eaton; remote: Rob Litch, Bev Landon

Staff Present:

Peggy Connor, Zoning Administrator & Minutes

Visitors Present:

None.

I. Call to Order:

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

1. Adjustments to Agenda

Maggie Eaton and Kathy Cahill will attend the Conservation Commission's upcoming meeting to compare the Habitat Map on page 40 of the proposed Town Plan with current data compiled by trail cameras that show specific wildlife crossings.

2. Visitors' Business

None.

II. Zoning Administrator Report

- At the September 9th PC meeting, members asked that the zoning administrator research junk ordinances in other Vermont towns. Peggy provided ordinances from the towns of Middlebury, Westminster, Wallingford, Leicester, and West Fairlee, all of which cite authority granted in state statute 24 V.S.A. §1971 et seq., 2246 and 2291: "To compel the cleaning or repair of any premises that in the judgment of the legislative body [selectboard] is dangerous to the health or safety of the public and to establish health and safety standards for premises within the municipality in order to protect the public or prevent physical injury to other properties in the vicinity."

Because junk ordinances mirror state law, local enforcement remains a challenge. For example, the Town of Roxbury Selectboard recently received a complaint to enforce cleanup at one residence; however, the Town's new junk ordinance is not clear on what specifically should be disposed of at the residence.

PC members agreed to:

- ❖ An additional "Goal" under Chapter Six: Land Use: "Seek public feedback on a proposed Junk Ordinance."
- ❖ Delete "Signs and" in subsection of Chapter Six on page 28 and delete "Inappropriate signs as well as" at beginning of sentence to read: "Junk such as garbage or an excessive number of unregistered vehicles diminish the aesthetic beauty, quality of life and property values of the Town."
- ❖ Add Goal 2: "The Town should adopt a junk ordinance that protects the aesthetic elements of the community in all zoning districts, and not only in designated scenic viewsheds or noted scenic resource areas."

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55 ➤ As the Planning Commission works toward adoption of the updated Town Plan in March
56 2025, the zoning administrator shared a Work-Back Schedule showing required steps to
57 be taken before the vote on Town Meeting Day on March 3, 2025:

- 58 ✓ Prior to sending statutorily required notice to adjoining municipalities, PC must
59 prepare a report on the proposed updated Town Plan;
- 60 ✓ 30 days prior to first public hearing, notices must be sent to adjoining
61 municipalities, Addison County Regional Planning Commission (ACRPC), and
62 the Vermont State Department of Housing and Community Development
63 (DHCD);
- 64 ✓ All public hearings must be warned in accordance with V.S.A. §4384 and §4444
65 (at least 15 days prior to hearing);
- 66 ✓ December 23, 2024 is the last day for submission to Selectboard to allow 30
67 days' notice of public hearing;
- 68 ✓ At least 30 days but no more than 120 days after the PC submits proposed Town
69 Plan to Selectboard, a public hearing will be warned;
- 70 ✓ Last possible lawful date to hold a public hearing and take action putting the plan
71 on the Town Meeting warning is January 25, 2025, assuming the Selectboard
72 makes no changes to the proposed plan after public hearing.

73 In addition to their regularly scheduled meetings on the 2nd Monday of each month, PC
74 members will also hold special meetings on the 4th Monday to prepare for a second public
75 hearing prior to sending the proposed Town Plan to the Selectboard. (The first public hearing
76 was held February 12, 2024.)

77 **III. Review Draft Language Re: Flood Resilience and Updated Maps Provided by**
78 **ACRPC**

79 Addison County Regional Planning Commission (ACRPC) Emergency Regional Planner
80 Andrew L'Roe and GIS Data Manager Hannah Andrew submitted updated maps and drafted
81 language for Chapter Seven on Flood Resilience. Following review, PC members agreed to the
82 following changes:

- 83
- 84 • Add disclaimer: "Maps contained within the Town Plan are for illustrative purposes only.
85 All land development must comply with the New Haven Zoning and Subdivision
86 Regulations, adopted April 2024."
- 87 • Delete "Future Land Use Planning Areas Map" on page 36.
- 88 • Delete "Act 174 Constraints Map" on page 37 and include in updated Enhanced Energy
89 Plan.
- 90 • Alter "Transportation & Facilities Map" on page 42 to eliminate dots representing farms,
91 businesses, and residences, and delete railroad tracks near Lime Kiln Road as only the
92 trestle now remains in that area.
- 93 • Delete "Flood Hazard Map" on page 39 since duplicate map appears on page 30.

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95 **IV. Next Steps for Planning Commission Special Meeting October 28, 2024**

- 96 ➤ Maggie will reach out to Addison County Regional Planning Commission for clarification
97 on the maps provided; specifically, their intended use.
- 98 ➤ Consider whether to maintain Implementation Matrix.
- 99 ➤ Maggie will review Energy Plan description on pages 49-50 and share any suggestions
100 and/or recommendations.

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- Rob would like to further review Goals and Objectives at the end of Chapter Seven: Flood Resilience; and consider how best to credit photography within the Town Plan.
- Begin review of Goals and Objectives for each chapter.

V. Approve PC Meeting Minutes for September 9, 2024

Benj Putnam moved to approve meeting minutes for September 9, 2024; Maggie Eaton seconded. **MOTION PASSED** 4 in favor (K. Cahill, R. Litch, B. Putnam, M. Eaton), 0 opposed, and 1 recused (B. Landon). **MOTION PASSED**. Meeting adjourned at 8:30 p.m.

NOTE: The Planning Commission will hold a special meeting on Monday, October 28th.

Respectfully submitted,
Peggy Connor, Zoning Administrator