

**ORIGINAL**

Present: Co - Chair, Bill Brooks, Rod Case, Angie Dunbar, Rob Litch, Pat Palmer, Jim Walsh and Zoning Administrator, Dave Wetmore  
Absent: Francie Caccavo  
Visitors: John Madden

Meeting Notes: Bill called meeting to order at 7:00 PM. Dave Wetmore took minutes. An agenda was not set for this meeting. Bill outlined what he felt needed to be addressed, they include;  
Seeking individual to replace Pam as PC secretary  
Continue review of draft zoning amendments for the HC district  
ZA request for interpretation of Bylaws

**VISITORS BUSINESS:**

1. **John Madden** – None

**NEW BUSINESS:**

1. No September meeting- This meeting was cancelled because both Francie and Bill could not attend.
2. Draft zoning amendments for the HC district- Francie took the time to insert the changes the PC had previously discussed and approved. Dave printed Francie's draft and Board will begin review tonight. Bill expressed his concern about how much redundancy there is to our review process. He noted that we often keep revisiting the same issue and he is looking for ideas to keep moving forward. Pat suggested that the process is slow but progress is being made. Rod stated that without an extensive review early on proposed amendments would just thrown back to the Board during the public hearing process. Angie agrees the progress can be frustrating. Dave noted that the way this process is progressing is normal.

Board began by reviewing the edits Francie has made.

- A. Purpose- OK as written
- B. Permitted Uses:

**By Right Uses**

After much discussion relative to "retail store, 15, 000 sq.ft.(sf.) or less", Jim moved to restrict all BY Right building structures to 15,000 sq. ft. or less. Rod 2nds. Discussion- PC agrees that all buildings should be included not just retail stores. Jim is concerned about how a 15,000 sf. building would fit on a 1 acre parcel, which is the minimum lot size. Dave expressed that "maximum lot coverage" would also be a limiting factor. As proposed this is 25%. The PC has not decided what this applies too but at the very least it would be building footprint and therefore the maximum size building would be 11,000 sf., on a 1 acre lot. Dave noted that all BY Right use would still require site plan review. **PC approved the motion to restrict all By Right use structures to 15,000 sf. 6-yes and 0-no.**

B.6.- PC agreed to strike 15,000 sf.. This will be covered in a statement that applies to all By Right use structures.

B.7.- **Pat moved to make "commercial warehouse" use a conditional use. Rod 2nds. Motion approved 6-yes and 0-no.** PC and John discuss that the definition of "commercial warehouse" needs to be revised. Dave will run by Brandy but PC suggests "**A structure or part thereof for storing**

**goods, wares, and merchandise. A warehouse may include a wholesale establishment and bulk storage".** A commercial warehouse should not be a retail facility, like Costco or Sams.

B.7.- Mini-storage shall remain a BY-Right use, but will be limited to 15,000 sf.. Larger structures would require CU review. Dave will ask Brandy for mini-storage definition.

### **Conditional Uses**

PC discussed the proposed changes to the HC district boundary. Rod will email Dave a PDF map of the change. Dave should distribute map to PC. PC expressed reservations with open use #17 that allows DRB a great deal of latitude.

CU-B.1.- PC notes that they had decided to eliminate "motor vehicle sales and service", see 8/15/minutes. Therefore the only piece left is the gas station use. PC would like this use to be broad enough to include all possible fuels used in motor vehicle transportation, electric, bio-fuels, hydrogen as well as gasoline and diesel fuels. Perhaps the use should be identified as a "vehicle fueling station". Dave will ask Brandy if she has any suggestions.

PC will continue review next meeting

- 3. ZA request-** As the PC is aware Dave has been attempting to bring Mike Lees property into compliance. As has been very evident over the last few months, excessive amounts of fill have been brought onto the property that requires site plan approval. The ZA also identified other concerns, i.e., display area, signage, apartment, vehicle and trailer storage and salvage piles. ZA issued a "cease and desist" order that has been ignored. ZA is preparing a "notice of violation" but seeks PC direction relative to the interpretation of what "setbacks" are measured from. Prior to 2012, setbacks were measured to/from the building. Amendments in 2012, now measure setbacks from improvements such as parking, display areas etc. The latter is more consistent with DRB interpretation's. **PC briefly discussed and suggested that what matters more is that Mike is required to amend his site plan because of the changes he has made and since this has not been completed then he is in violation of the Bylaws.**

### **OLD BUSINESS:**

1. PC discussed options for secretary/minute recorder. Until a new secretary is found Dave will take the minutes. PC felt that the position should be posted and advertised in the Addison Independent. Front Porch Forum was also mentioned. Bill will check with Francie. Rod volunteered to draft notice and circulate to PC for review and comments. Once complete Rod will post and put advertisement in paper. PC discussed time requirements. Dave suggested that they should consider 2 hours beyond the actual meeting time.
2. Rod Case and Zoning Maps- PC discussed what the PC had approved relative to Rods proposed changes to the Highway Commercial (HC) district. Dave will review minutes for PC action on this and send to Board members. Rod will email PDF of the changes to the HC district that he proposed.

### **REGULAR BUSINESS:**

**New Haven Planning Commission Meeting  
New Haven Town Office**

**October 9, 2013**

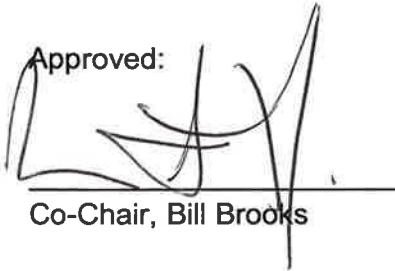
1. Meeting minutes for 8/15/2013 were review. Rob Litch moved to approved 8/15/2013 minutes as drafted. Jim Walsh 2nds. Corrections were made to votes made by PC. Only 6 members were present not 7. Approved 5-yes, 0-no, Angie abstained
2. Meeting minutes from 7/10/2013 still need to be reviewed and approved. Dave should prepare for next meeting.

**MISC. CORRESPONDENCE:**

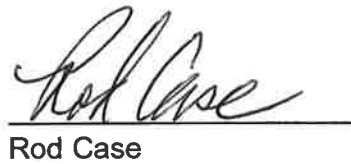
Adjourn: 9:05 pm- Moved by Pat, 2<sup>nd</sup> by Rod, so moved 6-yes and 0-no

Respectfully submitted:  
Dave Wetmore

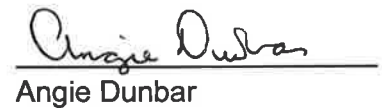
Approved:



Co-Chair, Bill Brooks



Rod Case

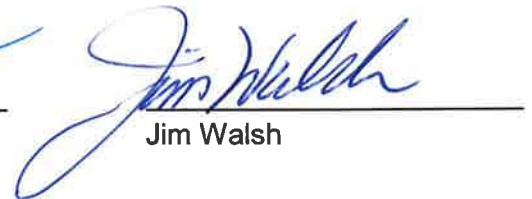


Angie Dunbar

Rob Litch



Pat Palmer



Jim Walsh