

PC Members: Benjamin (Benj) Putnam, V.Chair, Francie Caccavo, Bev Landon, Dan Monger, and Pat Palmer
Others: John Madden, Brandy Saxton
New Haven PC Staff: Dave Wetmore

I. Call to order- 7:00 by Benj

1. **Adjustments-** Bev asked to have some time to introduce a research project.
2. **Visitors Business-** John distributed information dated June 11, 2017, addressed to Adam Lougee, ACRPC. The purpose of the letter is to challenge the Town Plan regional approval.

II. PC BUSINESS

1. **Beverly Landon-** Bev introduced a recent research project. She has compiled a complete 48 year history of New Haven Zoning. She noted that this should be a valuable resource for Town officials and those researching aspects of Town zoning. The information is presented in chronological order. She suggested that it be kept in the Town vault.
PC acknowledged and applauded Bev's work and dedication to the Town. It is wonderful that Bev has the time, knowledge and experience to complete this research.

2. **Zoning Amendment discussion with Brandy Saxton-**

Dave began by sharing that he has forwarded to Brandy copies of the PC work on the amendments, including minutes over the last several months. Additionally, he prepared copies of the amendments for her tonight. Dave also reminded the PC that they had agreed to work toward a unified bylaw

Brandy- expressed that it had been a long time since she sat w/the PC. Her objective is to come away from tonight's meeting with;

- A. An outline of the work that needs to be done.
- B. A timeline that is agreeable to both the PC and herself.

PC outlined the amendments that they have discussed over the last 12-16 months. The 8/23/16 draft is the jumping off point. The 8/23/16 draft builds on Brandy edits to 10/2/15. The amendments include,

- a. Farm Business standards- share draft with interested farm group
- b. Signs- review mostly complete, Benj interested in working on moving signs
- c. Non-conformities- consider administrative review-degree of non-compliance
- d. Abandonment or discontinuance of use
- e. Expand the size of accessory dwellings?
- f. Exterior lighting limits?
- g. Unified Bylaw
- h. Other as necessary- FHD changes, etc.

Brandy- felt that the work will take her at least 6 weeks to complete a working draft. The draft will be annotated w/comments and will include State Law change requirements. She will begin by going back to 10/2015. She will need to cross check the minutes, make structural changes and put together in a uniform document format. This should not take a lot of work.

PC- suggested that the August 14 meeting be dedicated to review of the working draft. Dave will send copies of all minutes that contain discussions related to bylaw amendments to Brandy. The minutes are also available on the Town website. Brandy shared that she will have a working draft to the PC a week before the August meeting.

Benj/Francie- asked Brandy if this is the time to implement density based zoning (DBZ). The Town Plan has called for it since 2011. Brandy described density based zoning vs. planned unit development (PUD). Typically DBZ is used when property owners periodically subdivide property over many years. PUD

review does not work well in that situation. Brandy suggests that we start with the RA-5 and RA-10 districts, since the minimum lot size would likely be 2 acres. Brandy and Dave used examples of how DBZ works. Dave expressed that tracking of the development rights has been the most difficult for Starksboro. Starksboro does this on the final mylar. Brandy shared that some towns do it differently. Tracking on the mylar requires Board approval when a zoning change takes place. Dave thought that any change to an approved subdivision would require Board approval and that he felt the goal of DBZ is to recognize that at some point the property may effectively be “built out”. It’s a way to address conservation of agricultural and forest land resources.

Farm/forest business standards- This zoning provision has been on the PC’s plate for some time and it still needs work, specifically around intensity and impacts on neighboring properties. PC asked for Brandy’s thoughts. Brandy participates on a State working group that is trying to come up with legislation. She expressed that there seems to be two issues, and suggested breaking the standards into the following two categories.

- a. Agricultural uses that could be considered “ag industry” similar to a working dairy farm with the same associated noise, traffic and related impacts.
- b. “Agricultural Tourism” is different from the point that a lot of noise and traffic often at odd hours and weekends cause neighbor issues. These could be venues like food to table, wedding venues, etc. Typically, these uses are not consistent with the historic agricultural uses that are acceptable to neighbors.

PC members expressed that the intent is to allow an expanded use of a farm property providing there is a significant agricultural/forest use already established. The goal is to help these businesses survive. Brandy stated that State Law will ultimately expand to allow some form of expand agricultural uses beyond those associated with “Required Agricultural Practices”. At that point municipalities will be required to allow.

PC agreed that separating the ag/forest businesses uses is a good idea and then add more review standards related to impacts to neighbors that will guide the DRB with their review.

Dave- asked if changes to FHA regulations should be considered too? Brandy expressed that any changes to the existing FHA regulations will trigger State review. PC agreed that making FHA amendments is important but not at this time.

Francie- brain stormed a general outline for amendment approval.

August 14- complete unified working draft to PC.

August, - November - PC reviews and edits.

December – warn public hearing for January 2018

January 2018- PC public hearing

February 2018- SB public hearing

March 2018- SB approval

Dan- asked if there are expectations by the ACRPC governance committee that we will include new State hazard mitigation planning standards in our Zoning immediately. The consensus was no.

PC thanked Brandy for attending. The discussion good and PC looks forward to reviewing her draft work on the Bylaw. Brandy left at 8:05 PM

3. Town Plan update-

- a. Regional Planning approval- ACRPC approved New Haven’s Town Plan on May 10, 2017. The Plan has been submitted to the Department of Public Service (DPS). DPS hearing tentatively scheduled for July 6 in New Haven. Benj and Francie have conflicts and will not be able to attend. Beverly and Dan will plan to attend. PC asked Dave, if this needs to be warned if quorum of PC membership attends. Check w/Cindy.

- b. Act 174 and constraints maps- Dave shared that he has attended 2 workshops on Act 174. The last meeting, constraint maps were given to each Town. These maps depict renewable energy planning-known constraints, i.e. significant natural areas, agricultural soils, transmission, wind, etc. These are some of the resources available from the ACRPC. Dave questions how accurate they are. He also expressed concern over what the State will do when they realize that they will not come close to meeting their 90% by 2050 goal. It is his opinion that the Towns energy plan will be ignored.
- 4. **Energy Updates-** Green Peak solar is moving forward and the DRB has scheduled to hear the Forbes/Schmidt subdivision for the array next Monday, 6/19.
- 5. **Other-**
 - a. **PC Clerk- No action-** PC asked Dave to re-publish clerk position in newsletter and FPF.
 - b. **PC member vacancy-** still down 1 member.
 - c. **Village Designation review-** Hearing review on the application will be conducted at 6:00 PM on June 20, 2017, at the Town Office. Dan, Beverly and Dave will attend.

III. **REVIEW OF MINUTES**

- 1. 5/8/2017- Bev moved to approve as presented, 2nd Dan. Approved 4-yes, 0-no, Francie abstained

IV. **CORRESPONDENCE-**

- 5/10/2017- Claire Tebbs e-mail related to Town Plan verification of process
- 5/10/2017- ACRPC meeting minutes
- 6/8/2017- Tim Bouton e-mail regarding amendments to FHA zoning district.

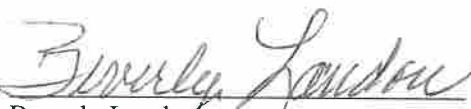
V. **OTHER - NEXT MEETING- July 10, 2017-**

Agenda- Rework Farm/forest business standards.

VI. **ADJOURNMENT-** Pat moved to adjourn at 8:40, Beverly 2nds. Approved, 5 yes, 0 no.

Approved on: 7/10/2017

Rob Litch



Beverly Landon

Dan Monger



Benj Putnam



Pat Palmer



Francie Carcano.