

**New Haven Selectboard Meeting to Discuss  
the Proposed Zoning Amendments**

**7:00 pm**

**Town Offices**

**Thursday, July 26, 2012**

Present: Chair, Pam Marsh, Vice Chair, Kathy Barrett, Roger Boise, Charlie Roy, Kathleen Ready and Clerk, Pam Kingman

Visitors: Steve Dupoise, Marcia Dupoise, and Planning Commission members, Jim Walsh and Francie Caccavo

Pam Marsh called the meeting to order at 7:10 pm. She said there will be no public input at this meeting; it is just for the Board to discuss the proposed zoning amendments following the public hearing held on June 12, 2012.

At the Public Hearing Kendal Dunbar pointed out on page one the word “primary” should be amended to “principal.”

Additional comments received were from Susie Leonard and John Madden. Pam Marsh spoke with Adam Lougee at ACRPC and town attorney, Cindy Hill about Madden saying you can't have a home business under state law. Adam Lougee advised Pam that it is a permitted use once it has been adopted. State law prevents zoning from prohibiting home occupations. Lougee explained that many surrounding towns allow expanded home occupation or home business. Madden has made it clear he will petition the town and challenge in court should home businesses be adopted.

**Proposed amendments revised following the Planning Commissions Public Hearing on 3/15/12.**

- **Page 1. – Section 130:** Amend “primary” to “principal”
- **Page 1. – Section 130:** Change “Board of Adjustment” to “Development Review Board”
- **Page 3. – Section 130:** Conditional Use: change “Board of Adjustment” to “Development Review Board”
- **Page 4. – Section 130:** Front Yard Setback: remove the words “existing” and “signs”. There was a lot of public comment about signs and parking.
- **Page 5. – Section 130:** Historic Structure – this language was written up by Brandy Saxton, will leave as is.
- **Page 5. – Section 130:** Home Business – Clear definition.
- **Page 7. - Section 130:** Principal Use – Like the additional definition.

- **Page 8. – Section 130: Structures:** Strike the word “Anything” and have the sentence start as follows: “Interior or exterior living or storage space constructed, erected or placed on the property...” Discussed what the definition of a structure is, could it include piles of construction debris on a property? PC plan was not to include “piles”, but something like storage trailers. Also discussed, is a driveway considered a structure? This question has come up at DRB meetings. The Planning Commission will discuss this topic at an upcoming meeting.
- **Page 10. – Section 220: Zoning Map:** No changes
- **Page 11. – Section 321: Exemptions: #2** – Discussed decks and whether or not they need a permit if they are over 64 sq. ft. Dave Wetmore said he is concerned if there has been no permit issued, if the property changes hands, the new owner may find themselves non-compliant. **#5** – Add at the end of the sentence ...”or the State.” **# 8** – Corrected the spelling of “consecutive.”
- **Page 12. – Section 504: Home Occupations:** Add new definition, which will become number 12. The Home Occupation shall comply with any applicable state regulations. The existing number 12 will become number 13.
- **Page 13. – Section 504: Home Businesses: #5** – Strike “for adaptive re-use.” at the end of number 5. Discussed what “adaptive re-use” means to New Haven. Kathleen Ready voiced concern that it may create too much traffic for certain neighborhoods, and gives too much leeway. Kathleen feels clearer definitions for number 5 & 9 would be beneficial. Francie Caccavo said there are not many buildings in town that fall into this category. Add new definition, which will be number 13. The Home Business shall comply with any applicable state regulations.
- **Page 14. - Section 516: Temporary or Portable Uses and Structures:** Add the word “structures” to the first sentence. Roger Boise was concerned about folks having to get a permit for these small tent like storage structures and carports; they are affordable for people to store their lawn mowers and small equipment in. In the last paragraph, strike, “tent like garages, carports...” Also discussed storage trailers with and / or without wheels.
- **Page 15. – Section 1005-A: Specific Standards for HC District:** Change the word “primary” to “principal”

Pam Marsh asked the Board if their preference is to vote on section by section or vote on as a whole.

Kathy Barrett made a motion to not send them back to the Planning Commission, for Brandy Saxton to make the minor changes. The Selectboard will review revisions at the next meeting. Motion seconded by Roger Boise. 4 yes / 0 no

Adjourn: 9:10 pm

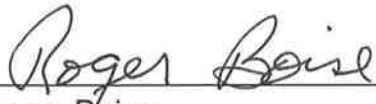
Respectfully submitted:

Pam Kingman

Approved:

  
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Chair, Pam Marsh

  
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Vice Chair, Kathy Barrett

  
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Roger Boise

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Kathleen Ready

