

New Haven Planning Commission Meeting
New Haven Town Office

September 22, 2014

Present: Francie Caccavo, Rob Litch, Pat Palmer, Benj Putnam

Absent: Angela Dunbar, Rod Case

No visitors.

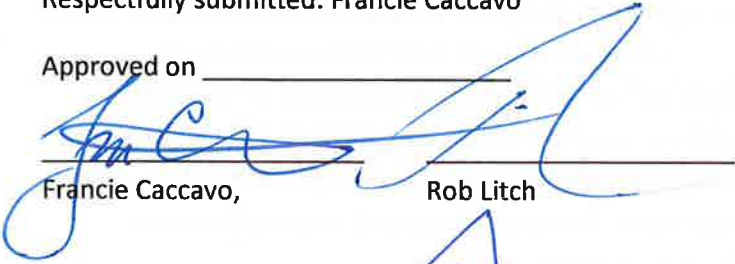
Francie called the meeting to order at 7:05PM. Francie took minutes. The agenda was posted and it is attached.

- Jim shared some articles and information regarding solar projects in general. Items are included with minutes.
- Discussed previously scheduled monthly meeting on October 13, 2014 which is Columbus Day weekend, all agreed to keep scheduled meeting as it.
- Discussed site plan language, Section 352 that would include overshadowing on lots; Benj suggested that this information would be better placed in section 351. New language to suggested to read "proposed wastewater systems, wells, including overshadowing areas impacting adjacent lots." Pat commented that this could help a person who might buy a lot that could not be built on. Rob, small lots are a problem. Benj; the purpose of zoning is not to police, that is the state's job, but to help inform. Francie, we will add overshadowing to list of definitions. Jim, we will have Brandi wordsmith when including it into our upcoming revisions
- HC District, reviewed changes to date. Pat is concerned with the wording on Page 5 Section 4.1, "to the greatest extent possible". He feels this could create a regulatory problem.
- We went back to the beginning of our document to review. All agreed upon revisions are included in the attached draft copy. They are as follows:
- Page 1 B. remove 9. Framing, Farm Structures.
- Conditional Uses, Remove "All building structures..." and create a new 1. Any by right uses exceeding 10,000. square feet.
- Recreation is listed as permitted and conditional.
Leave Recreation, indoor in permitted and change conditional to Public & Private Outdoor Recreation.
- Retail store is in both, remove it from Conditional
- Discussed additional setback requirement for Conditional uses adjacent to non-commercial lots. Jim suggested that the new Zoning map would help in that it would follow property lines.
- Residential care, scratch "serving fewer than 8 persons and not within 1000ft of another such home".
- Child care is listed twice in Conditional. Move Family Childcare to Permitted and change to 8 FTE.
- Clean up definition of Commercial Warehouse; add "with no retail component". This should be listed in our definitions as well.
- Section 1005A, scratch Route 7 and add "the road".

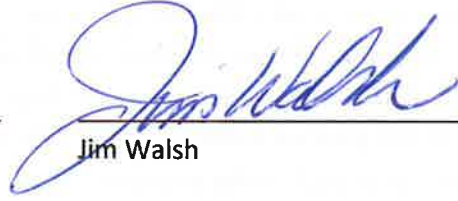
- Page 3 "All conditional uses shall have a minimum 100 ft "add side and rear" setback.
- 1005-B, remove quotes around "design standards" and scratch "as guided by..."
- Section 1.2. swap order of first and second sentences.
- Section 4.3, rather than bullet points, create a sentence as with other guidelines.
- Combine 5.1 and 5.2, scratch "in the rear", increase permitted display units to 10 each, eliminate 5.3.
- Referenced parking table in section 6 is not there, would like to review.
- Add "All perking and driveways within the district shall meet general standard in article 6 and the following additional regulations."
- Section 6.4, reword to "effectively screened".
- Jim will review lighting regs from Shelburne, Woodstock and others and share at next meeting
- Francie will review sign regs from other towns and share at next meeting. Concerned with length of current recommendation from Brandi.
- Reviewed mail
- Minutes from 9/8 meeting were approved and signed.
- Meeting adjourned 9:05PM.

Respectfully submitted: Francie Caccavo

Approved on _____


Francie Caccavo,


Rob Litch


Jim Walsh

Pat Palmer


Benj Putnam