

Fair Haven Planning Commission

Town of Fair Haven

January 5, 2022

Commissioners Present: David Eighmey - Chair, Robert Richards - Vice Chair, Deborah Lailaona - clerk, Cindy Pritchard

Commissioners Absent: Patrick Frazier

Others Present: Zoning Administrator Phil Adams, Mark Gutel - applicant, Linda Sienkiewicz

1. **Call to Order:** 7:03 pm by David Eighmey

2. **New Business:**

Mark A. Gutel - Application #A2022-001 for a first floor, retail sales/coffee shop use and a new commercial sign. Property owner: David H Nelson. Location: 43 Main Street. Tax Map number 24-51-63.

Sign is already up. Mr. Gutel will be selling Vermont Products. It will not be a restaurant as his last venture; just coffee and supporting friend's goods. Local vendors will have a shelf to put their goods on. The goal is to become a Co-op that sellers will help run. This time they will be staying more simple than the last venture.

The application is not a change of use application because there will be no seating/dining. There will be warming chairs, to sit and visit, but no dining area. They are trying to expand on the farmers market idea and help out local makers. They are hosting a platform for local vendors. Mr. Gutel wants to be back in downtown Fair Haven. Mr. Nelson gave him a deal on the property.

Mr. Gutel wants to open as soon as possible.

ZA Adams suggested the condition of employees parking in the free parking. Mr. Richards motioned to approve the application with the addition of enforcing the employees parking in designated parking area behind the store or in the free parking. Mrs. Lailaona seconded the motion. All were in favor and the motion passed.

Mr. Gutel stated his thanks and appreciation and desire to help the town in anyway he can.

3. **Review of Minutes of Previous Meeting:**

Approval of Minutes:

Regular Meeting of December 1, 2021

Regular Meeting of December 15, 2021 canceled

Ms. Pritchard motioned to approve the minutes of December 1, 2021 as written. Mr. Richards seconded the motion. All were in favor and the motion passed.

4. Other Business:

a. Review of mail -

- i. The selectboard asked the Planning Commission if they were wanting a new Planning Commission member. Mrs. Laiacona was at the selectboard meeting when they were discussing the addition of a new Planning Commission member. She stated that the Selectboard was under the impression that the PC wanted to be reduced from 7 to 5 members and they didn't feel they could approve a new member without speaking to the PC first and hearing their opinions.

Ms. Pritchard made a motion to approve the Selectboard's appointment of Linda to the Planning Commission. Mr. Richards seconded the motion to increase the board membership and the appointment.

Mrs. Laiacona stated that the Selectboard was fearful of a 6 person PC because of deadlocks. She wanted to make sure the Selectboard knew that the board as a whole worked together well and really talked out their differences. Ms. Pritchard stated that maybe the PC should state that they are willing to increase to 7 members if the town wanted the increase.

Mr. Eighmey asked ZA Adams to let Town Manager Gunter know that the commission was willing to be increased to 7 members and would welcome the addition of Linda S.

- ii. Application for a Solar Project. The formal application that is sent to the State of Vermont which is shared with the Planning Commission for information and review. Location is off Marhar Rd and Evergreen Rd.

b. Zoning Regulation Update - Thirty minutes

Changes from last meeting were mostly inputted by Mrs. Laiacona. She has a schedule for her work. Ms. Pritchard stated that what is left is definitions and inputting information from RRPC and Ed Bove. ZA Adams made copies for the new PC Members of the handout of additions Mr. Bove suggested to the PC when he was a presenter.

The consensus was to give new members time to come up to speed with the new information and to allow Mrs. Laiacona time to catch up inputting the changes. At the January 19th meeting the PC will pick back up with updates.

c. Public Comment:

ZA Adams clarified with the PC how to add a new member and what the procedure is for swearing in and officially joining the commission.

5. **Adjournment: Meeting Adjourned:** Ms. Pritchard motioned to adjourn at 7:45 pm. Mr. Richards seconded the motion. All agreed and the motion carried.

**** Next Scheduled Regular Meeting is on January 19, 2022****

Respectfully Submitted,
Jennifer Jackson, Minute-taker
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