

Fair Haven Planning Commission

Town of Fair Haven

April 6, 2022

Commissioners Present: David Eighmey - Chair, Robert Richards - Vice Chair, Deborah Laiacona - clerk, Patrick Frazier, Cindy Pritchard, Lorraine Brown

Commissioners Absent: Linda Sienkiewicz

Others Present: Phil Adams - Zoning Administrator, Jennifer Jackson - minute-taker

1. **Call to Order:** 7:00 pm by David Eighmey

2. **New Business:**

- a. Mr. Eighmey welcomed Lorraine Brown to the Planning Commission as the 7th member.
- b. Mr. Eighmey let the Planning Commission know that Ed Bove from the Rutland Regional Planning Commission will be joining their next meeting to discuss questions about zoning regulations. He asked the board to please look over the zoning and write down their own questions for clarification from Mr. Bove.
 - i. Mrs. Laiacona let the board know that with Town Manager Gunter and Town Clerk Roberts help they found a word copy of the Zoning Regulations. The copy is 6 years older than the printed one the board is currently working from, but not too much is different. She was very happy that one was found and relieved that the whole document wouldn't have to be re-typed.
- c. McDonalds had contacted ZA Adams about a minor change to their approved application. The engineers want to push the drive through lane 20 ft from the building to allow for more room for the double-order lane. ZA Adams wanted to know if the board would like McDonalds to attend the next regularly scheduled meeting. Mr. Richards wanted ZA Adams to make sure that Mr. Dodge is aware of the visit and changes. ZA Adams said he would make sure he knew and let the board know that Mr. Dodge had ok'ed the reduction of the median at the road entrance and the addition of new road signs to direct traffic through - all which will be approved administratively. Mrs. Pritchard wanted the McDonalds group to come back as she had questions pertaining to large vehicles with the proposed minor change. Mr. Frazier also wanted the group to come back as he was concerned with congestion from the corral for oil removal and garbage removal. Mr. Eighmey asked ZA Adams to add McDonald's application to the April 20th meeting before the Ed Bove conversation.

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

Approval of Minutes:

Regular Meeting of March 26, 2022

Mrs. Laiacona motioned to approve the minutes of March 16, 2022. Mr. Richards seconded the motion. The motion carried with one abstention from Mr. Frazier.

4. Other Business:

a. **Review of mail** - Mr. Bove will be at the upcoming April 20th meeting.

b. **Zoning Regulation Update - Thirty minutes**

Mrs. Laiacona gave the PC an update on what has been accomplished since the last meeting and a short summary of what the PC has been doing with the Zoning Regulations in general for the new members. By the next meeting Mrs. Laiacona feels confident that she will have a hard copy available for each member to use while conversing with Mr. Bove.

ZA Adams suggested the board consider regulations for cannabis sales and distribution. Maybe ask Mr. Bove his opinion on the regulations. He shared with the PC a printout of e-mails between other opt-in Vermont Towns' zoning administrators and how their towns are thinking about handling the regulations. Ms. Pritchard has connections with VT Headies and will make a note to ask them about suggested regulations; what to call some dispensaries, distances away from congregations of persons under 18 years of age, and how it fits into zoning in general. She told the PC that as commissioners we need to think about how we want this in our town - it's here. ZA Adams wants a clear path with zoning.

c. **Public Comment:**

Mrs. Laiacona asked the Commission about the approved application for Revive Church and their approval or not of a commercial dining area. She explained when Mr Kerber presented the church's permit application, we discussed their plans to set up a coffee machine and a space to serve refreshments to members of the church. As I recall, in the discussion, Mr. Kerber clearly said that they had no immediate plan to put in a commercial kitchen, just a space to serve coffee. We clearly stated that if the church wanted to put in a commercial kitchen where they would be preparing food for members of the public, they would need to apply for a food license from the health department and would need to come back to the planning commission for an additional permit. He assured us that he would do that and would keep us informed. Online, Ms. Laiacona saw a Facebook post where Mr Kerber stated that the church's "cafe" is underway and expanding. He stated that they are in the process of installing a sink and stove, and in a slide presentation about their goals for their Easter offering, the #1 goal is establishment of a "coffee shop" with the comment that it could be a great money-making opportunity for the church. Although churches generally have kitchens, any kitchen that prepares food for members of the public should be inspected by the health department, licensed, and subject to local permitting. Ms. Laiacona brought this up to ensure that the church meets its obligations and acts in keeping with what was stated regarding a kitchen in the meeting that Mr. Kerber attended. ZA Adams is supposed to go in and review the approved

plan and the work that was completed and sign off on it or not. He can contact the church about changes.

Mr. Frazier asked about an issue that was brought before the Zoning Board of Adjustment concerning a property that was built before it was approved. ZA Adams said that there is no fine in the regulations to give to someone in that circumstance. It may be harder to sell their property in the future, but the town doesn't have a penalty fee as some other towns do for such actions.

5. **Adjournment: Meeting Adjourned:** Ms. Pritchards **motioned** to adjourn at 7:55 pm. Mr. Richards seconded the motion. All agreed and the motion carried.

**** Next Scheduled Regular Meeting is on April 20, 2022****

Respectfully Submitted,
Jennifer Jackson, Minute-taker
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