

Fair Haven Planning Commission
Town of Fair Haven
July 7, 2021

Commissioners Present: David Eighmey—Chair, Cindy Pritchard, Bill Wells,

Absent: Bob Richards, Patrick Frazier

Others Present: Phil Adams—Zoning Administrator, Lisa Jacobson—Minute-taker

Call to Order: 7:10 pm by David Eighmey

NEW BUSINESS: Bill asked if the selectboard has given permission to Eureka Lodge #75 for a sign request to be put in the town green; Phil said he hasn't heard anything yet.

Bill questioned why we want to keep putting signs up in the park and suggested banners hanging over the road instead (similar to other neighboring towns). Phil mentioned the town event signs are to be up for only two weeks to keep the park looking clean as we have a beautiful park and don't want to junk it up. Phil said both the Planning Commission and the Selectboard should be in agreement when it comes to putting up signs. Phil also mentioned Bill's proposal on banners should be presented to Joe Gunter the town manager. Phil said we would also need to find out if banners hung across state roadways would need state approval. Cindy suggested putting the rules concerning signage in our park in the town plans.

APPROVAL OF MINUTES: Dave made a motion to approve the minutes of June 16, 2021 as presented, seconded by Cindy.

REVIEW OF MAIL: No mail

OTHER BUSINESS: Zoning Regulation Update (a) – Cindy has begun making the necessary changes in the zoning regulations and has completed up to page 33 thus far. Cindy has a copy of the zoning regulations that was adopted on 3/09/2010 and has been using this as a guideline along with the Planning Commission Minutes through the year 2018. Phil added that he has a minutes book with a copy of the minutes from every year. Dave said this is a good stepping stone and perhaps Ed Bove from Rutland Regional Planning Commission will know what we need and can make an overview for us. Phil said Ed Bove may offer their services in putting this together and he also heard the town manager talking about a re-write. Cindy will have a revised copy for the Planning Commission at the next scheduled meeting. Cindy also has copies of Bills introduced by the Senate and House and needs to know where to plug them in as well.

Dave said Cindy has a footprint and if we have changes we will let her know.

Dave has called the state with questions to help us with town regulations and maps.

Zoning Regulation Update (b) – Bylaw Reforms for Infill & Housing *An act relating to promoting affordable housing S.237*

Phil passed out the memo regarding this matter. Phil said we are compliant with the state law now; we must meet what state law says; we can't be less restrictive. Phil wants to make sure we are updated with this and we will need to ask Ed Bove what we may need to do.

Regarding Fair Haven Zoning for Child Care there is permitted single use for up to 6 children, Planning Commission's approval is needed for 6 – 10 children and Zoning Approval is needed for over 10 children. Phil wants to make sure we've pulled together all the changes that have been made into one document and review that nothing was missed and it's complete.

OLD BUSINESS: Dave asked if there was any reaction to the Stewart's Project. Phil said there was not and that he sent out the sight plan review. Although they have approval from the Planning Commission, there is no face permit yet. Phil is waiting 15 days from the date of decision so both appeal periods will be at the same time. Phil is still waiting for the large set of plans to arrive. Dave asked if we have received any appeals and Phil said we have not.

Meeting Adjourned: Bill Wells motioned to adjourn, seconded by Cindy Pritchard. 7:58 pm.

Respectfully Submitted,
Lisa Jacobson, Minute-taker