

Fair Haven Planning Commission
Town of Fair Haven
August 4, 2021

Commissioners Present: David Eighmey - Chair, Cindy Pritchard, William Wells, Bob Richards, Patrick Frazier

Others Present: Phil Adams - Zoning Administrator, Jennifer Jackson - minute-taker, Deborah Fallon, Linda Barker, Adam Bartlett Tredwell, Joe Gunter - Town Manager

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

2. New Business:

- **“Deborah Fallon, Application A2021-033 for approval of a Home Occupation, the sales of: fresh vegetables, cut flowers, plants, flower arrangements, honey, Christmas decorations, handcrafted items and pottery, in the 330 square foot portion of the barn and the 56 square foot porch portion of the house. One free-standing exempt sign and one additional sign requiring approval are proposed. Location 36 Caernarvon Street. Tax map # 21-53-20.”**
The business is considered a home business, the planning commission will handle it as such. Ms Pritchard asked how big the free standing signing will be and where it will be placed. Ms Fallon stated that the sign is less than 3 ft² and will be in the lawn/fenced in area facing Caernarvon St. on a 5ft high post painted ivory and green; it should not be very obvious. Zoning allows to exempt 1 sign 3ft² or less, but Ms Fallon wants one sign on the Furnace Street side where people will be parking as well as the one on Caernarvon Street. Ms Fallon stated that there is a photo of sign placement included with the application and that the barn signage will not be there all the time. The signs will be there so people will know what is for sale and will only be up during fresh produce season. Mr. Frazier asked three questions; will the signs be lighted; will the business produce excess waste, and will there be a need for more parking? Ms Fallon stated no extra lighting is needed, the waste produced will only be slightly more compost, and that the house used to be a school of some sort before and there is room for 4 cars to park at a time on Furnace Street, which she believes to be plenty of parking for the expected need. ZA Adams commented that there is free parking on their side of Caernarvon during non-winter months. He also wanted the PC to know that the plan will not be using the total square footage of the barn, the portion of the house space used is only for coolers on the porch which will have no display since home occupation doesn't allow display which is well within the parameters for use of a home and an accessory building. Ms Fallon comments that her house will still look like a front yard. ZA Adams again addressed that as the seasons change the for sale items will change. Ms Pritchard asked if there will be seasonal signage and Ms. Fallon replied that no since the house down the way already sells Christmas trees she sees no reason for more signage. Mr Eighmey asked if there were more questions. ZA Adams reminded that the PC needs to vote to omit a site plan review before they vote on the application. Mr. Richards made a motion to omit a site plan review, Ms Pritchard seconded it and the motion passed. Ms

Pritchard made a motion to issue a permit with all signage, Mr. Frazier seconded and all were in favor and motion passed.

- o As a side note Ms. Fallon commented that she heard the PC was down members and she wanted to let the PC know that she was interested in joining the group. She has passed her resume to Mr. Gunter. If the PC doesn't object then her placement would go to the Select Board for approval. The PC said they would let her know and that meetings are the 1st and 3rd Wednesdays of the month.

- **"Joe Gunter representing the Town of Fair Haven, Application A2021-038 for the creation of a new, fenced, dog park recreation area within a portion of the existing recreation area of the former "Municipal Airport" property. The dog park is proposed to have both small dog and large dog areas with wood play structures, pergolas, and new mulch, brick and gravel areas. Location: 819 Airport Road. Tax Map #07-01-03-01."**

Town Manager Gunter explained that the dog park would be north of the fence to be away from the Pavilion but that the park would use a portion of the fence as a boundary, but that portion of fence will be replaced in the build. Ms Pritchard asked if a site plan review needed to take place. Mr Wells asked if it was at the hanger, Mr. Gunter stated that the park would be north of the hanger, also that the park is a fence with benches that can be removed as needed. Mr. Richard reminded him of the proposed Pergola. Ms Pritchard asked what the area was designated for. Mr Eighmey stated that there is already a recreation area at the airport. ZA Adams stated yes and this project would be an addition to the recreation area designating part of the recreational area for dogs. Mr Frazier asked if this would affect Alfred Court. Mr Gunter said there would be no effect. Mr. Frazier also asked about liability if any injury occurs. The town has liability insurance to help hurt individuals, but it is the pet owners responsibility for their dogs' actions. Linda Barker said that the park will be signed as such in 2 locations with Rules and Regulations. ZA Adams asked if the park will have hours. Mr Gunter and Ms. Barker responded that the park will be open from dawn to dusk. Mr Eighmey asked the planning commission if they would make this major with a site plan review or minor. Ms Pritchard said it was minor because of the redistribution of recreational use. Ms Pritchard made a motion to omit a site plan review. Mr. Richards seconded and all were in favor, the motion passed. Ms. Pritchard made a motion to issue the permit to Fur Haven Dog Park, Mr. Frazier seconded, all were in favor and the motion passed.

3. Review of Minutes of Previous Meeting:

Approval of minutes: Mr Richards made a motion to accept the minutes of July 21, 2021 as presented, seconded by Ms. Pritchard. All in favor and motion carried.

4. Other Business:

Review of Mail:

1. A letter notifying the Planning Commission that the Environmental Court, through the lawyers, with Stewards was dismissed.
ZA Adams let the PC know that a settlement took place with the suit, but ZA Adams still wants to check with the town attorney to make sure everything is settled.

2. A Notice that the Solar Array, on Fair Haven Avenue, was ready to proceed to its next step in development and wanted the town to know. They are going to the State for approval now. Once they apply to the State Board the PC gets a notice of application to the Service Board.

Zoning Regulation Update - Thirty minutes:

1. Ms Pritchard started the time with asking the PC how they wanted to handle adding the new updates in the most efficient way. The board discussed many different ways to handle the updating. They settled on making a copy of the first 33 pages with updates included, compiled by Ms. Pritchard, for each member. The PC would look them over and at the Zoning Regulation Update time at the next meetings they would go through each update and approve or modify as needed. They would also each take a section of the minutes from the past ten years and highlight the additions before the meetings so the PC can make sure that the updates from previous boards are included in the new Regulations. The PC will go through the changes as a group at meetings page by page. It was decided not to start updating at this meeting because half an hour had already been spent in discussion.

Public Comment:

1. William Wells addressed Town Manger Gunter about his probable move to South Carolina and potential resignation. He wanted to know if the board wanted him to stay on as an active member and if that is even possible through regulations.
 - a. ZA Adams said that Regional VLCT said there was no statute that barred a non-resident from sitting on the PC.

5. Adjournment:

Meeting Adjourned: Mr. Wells motioned to adjourn at 8:00pm. Ms. Pritchard seconded the motion. All agreed and motion carried.

**** Next Scheduled Regular Meeting in on August 18, 2021****

Respectfully Submitted,
Jennifer Jackson, Minute-taker
jennifer.jackson110882@gmail.com