

**Fair Haven Planning Commission**

Town of Fair Haven

September 7, 2022

Regular Meeting

**Commissioners Present:** David Eighmey - Chair, Robert Richards - Vice Chair, Deborah Laiacona - clerk, Patrick Frazier, Linda Sienkiewicz, Lorraine Brown

**Commissioners Absent:** Cindy Pritchard

**Others Present:** Phil Adams - Zoning Administrator, Jennifer Jackson - minute-taker, Shawn Gallipo, Tony Bogucki, Stepen Blaise

**1. Call to Order:**

Mr. Eighmey called the meeting to order at 6:58pm.

**2. New Business:**

- a. Shawn Gallipo of Otter Creek Raceway, LLC - Application #A2022-052 for approval of the commercial use of a portion of the building for Radio/Controlled car racing. Also, to approve the installation of a commercial, free-standing sign, containing to, vinyl, single-sided banner signs with ground-mounted solar lights. Property owner: Yorkshire Properties, LLC. Location: 875 Main Street. Fair Haven Tax Map number 09-01-09.

Mr. Eighmey called for questions. Mr. Richards asked if parking would all be in the back of the building. Mr. Gallipo explained that there is a bay door on the side and on the right would be parking. There is a small entrance door. Parking would be 125 by 125, roughly enough room for 62 cars. Mr. Frazier asked about hours of operation. Mr. Gallipo explained that they hope to eventually have a small hobby store functioning and operating 7 days a week starting at 10 o'clock in the morning. But for now racing would be from 4 or 5 o'clock in the evening until 8 or 9 o'clock in the evening most likely Saturday night following the class schedule allowed by work hours. Mr. Eighmey reminded the room of noise ordinance hours according to the State. Mr. Gallipo responded that the cars make almost no noise because they are electric. Mr. Frazier asked about the size of the sign lights. Mr. Gallipo explained they are normal sized that are available for purchase at Aubuchans. Mrs. Sienkiewicz asked about the entrance. Mr. Gallipo explained that it will be on the bowling alley side with the little building and gate being the entrance. Mr. Richards asked about the track sizes. Mr. Gallipo explained that there will be dirt 86 feet long by 40 feet wide. Then there will be a carpet track 30x50 with barriers in it for 1/18 th scale cars. Mr. Blaise explained that their area will be sectioned off with a privacy chain link fence separated from the rest of the building. They will be inserting plastic for heat purposes and privacy. Mrs. Sienkiewicz asked about their other location. Mr. Gallipo explained they have a location in Center Rutland - Florey's Plaza. Mr. Bogucki explained that they were looking for a location that can go year round. Mr. Richards asked where the sign would be. Mr. Gallipo explained 50 ft from the road, 5 feet from the entryway and following all town requirements. Mr.

Frazier asked if there were any State permits that needed to be obtained. Mr. Gallipo stated that there weren't any, but they have insurance.

Mr. Eighmey asked the Planning Commission if they believed the application needed a site plan review. Mr. Richards **motioned to consider the application as a minor change application and therefore exempt from site plan review.** Mrs. Brown seconded the motion. All were in favor and the motion passed.

Mr. Eighmey then entertained a motion on the application. At 7:06 pm Mrs. Laiacona **motioned to accept the application as written.** The motion was second by Mrs. Sienkiewicz. All were in favor and the motion passed.

Mrs. Sienkiewicz asked when they were planning on opening. Mr. Gallipo explained October 8th. ZA Adams asked to make sure the state doesn't require something that he doesn't know about for the commercial space being used by the public. Mr. Eighmey asked if any of the planning commission objected to the hobby shop. All were in favor for the shop. Mr. Frazier asked about food besides the Maple Angus. Mr. Gallipo explained that the food is a separate entity kept outside the racing center. ZA Adams explained tha commercial vending does go through the Planning Commission. At 7:10pm Mr. Gallipo and his company left.

- b. Completion of the Planning Commission Budget request form for fiscal year 2024. (Due for submission on September 30, 2022.)

Mr. Eighmey stated that the Planning Commission should ask for an increase in budget for the Planning Commission s salary line because of the increase in members. The budget line should be brought back up to \$750.00. He asked the Planning Commission if they noticed anything else that needed amending. Mrs. Sienkiewicz asked for clarification on the advertising budget. Mr. Richards stated it is probably worthwhile to keep the request where it is. Mr. Eighmey asked what the 2024 budget proposed should be. Mr. Richards stated add \$200 to the baseline; \$3050.00 for a total. ZA Adams stated he would pass the budget request on to Eileen Richards.

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

#### **a. Approval of Minutes: Regular Meeting of August 3, 2022**

**(August 17, 2022 – No quorum and no meeting)**

Tabled until the next meeting because there wasn't ready access to the minutes for review.

### **4. Other Business:**

#### **a. Review of mail:**

- i. VLCT postcard advertising the October 6-7 Killington Meeting.
- ii. Plan and Bylaw Adoption Tools handout from ZA Adams. ZA Adams explained that he had copied the handouts as a tool in preparation for the update of the Town Plan. He asked if the PC would each like a copy. They replied in the affirmative.
  1. Mrs. Laiacona asked to be prepared if there was a Word version of the Town Plan that they could have access to for updating purposes. She reiterated the need for an editable document.

**b. Zoning Regulation Update - thirty minutes** - on hold until Mr. Bove from the Rutland Regional Planning Commission is planned to be at the September 21st meeting. Mr. Eighmey asked the PC to bring any questions or thoughts they had with them to the meeting with Mr. Bove.

**c. Public Comment:**

- i. ZA Adams let the PC know that an application from Aubuchon Hardware store would be coming to them concerning storing material behind the building. They were prohibited from store material behind the store before and they wanted to reconsider the issue with the planning commission. ZA Adams cannot remember why the restriction was put in place.

**5. Adjournment:**

- a. Mr. Richards **motioned to adjourn the meeting at 7:36pm.** The motion was seconded by Mrs. Brown. All were in favor and the meeting was adjourned.

**\*\* Next Scheduled Regular Planning Commission Meeting is on September 21, 2022\*\***

Respectfully Submitted,  
Jennifer Jackson, Minute-taker