

Fair Haven Planning Commission

Town of Fair Haven

January 19, 2022

Commissioners Present: David Eighmey - Chair, Deborah Laiacona - clerk, Cindy Pritchard, Patrick Frazier, Linda Sienkiewicz

Commissioners Absent: Robert Richards - Vice Chair

Others Present: Jennifer Jackson - minute-taker

ZA Adams would not be in attendance as it is his wife's birthday.

1. **Call to Order:** 7:07 pm by David Eighmey

2. **New Business:**

The Commission welcomed Linda Sienkiewicz

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

Approval of Minutes:

Regular Meeting of January 5, 2022

Ms. Pritchard **motioned** to approve the minutes of January 5, 2022 as written. Mrs. Sienkiewicz seconded the motion. Mr. Frazier abstained from voting, citing his absence from the last meeting. Mrs. Laiacona, Ms. Pritchard, Mr. Eighmey, and Mrs. Sienkiewicz were all in favor and the motion carried.

4. **Other Business:**

a. **Review of mail - None**

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

7:10 pm began. Mrs. Laiacona gave an update as to where she was in completing the corrections. She had some concerns about a few of the modifications. Firstly, Article 9 Section 924 being moved to Article 4 Section 413. Then she found Article 9 Sections 925-927 and wasn't sure how to proceed with the skip in numbering. The Articles 925-927, as discussed on November 3, 2021, had been struck down because the town does not have a Design Control District. Secondly, at a meeting held September 5, 2018 it was discussed that under Article 3 Section 301 subsections 3-5 be deleted and replaced with the following:

3. *Uses not designated as **Exempt (E)**, **Notified (N)**, **Permitted (P)**, or **Conditional (C)** are prohibited in the district unless determined to be an "unspecified use".*

4. *An unspecified use not listed in Table 1-Table of Uses as set forth in Article III, but is, in the opinion of the [Zoning] Board of Adjustment, consistent with the philosophy as set forth in these Regulations for the district in which it is*

proposed and of similar impact in terms of the potential for intrusion on abutting properties, the Board of Adjustment may allow the use as a conditional use after public hearing, duly noticed. In such an event, notice shall be sent to the Planning Commission of such hearing, and the Planning Commission may submit its written or oral recommendation to the Board of Adjustment relative to the proposed use. A use which is philosophically not consistent with the purpose of the district, or which is judged to have a more significant impact on abutting properties than uses normally allowed in the district, as set forth in these Regulations, shall not be allowed under this Section.

5. *No use or development of land may commence unless such use or land development conforms to the applicable dimensional requirements set forth in Table 2 - Dimensional Requirements.*

6. *In case of a conflict between the requirements in the following tables and other applicable sections containing more stringent requirements, such other sections shall control.*

But the motion was not recorded as voted or passed in the minutes of record. No other information on the change was found. Mrs. Laiacona wasn't sure how to properly proceed. **Mrs. Pritchard made a motion** to accept the addition as recorded and replace Article 3 Section 301 subsections 3-5. Mrs. Laiacona seconded the motion. All were in favor and the motion passed.

Mrs. Pritchard had another document that contained many proposed changes "Table of Contents Proposed Bylaw Changes" From 2019. Some changes had happened, some hadn't. The document was given to Mrs. Laiacona for reference in her editing. She will double check the updates and will report back.

Section 921 change "family childcare facility" to "childcare facility"

Section 105 term definitions "accessory building-small" needs modifications from the handout Mrs. Pritchard had.

The Commission decided to end the update until ZA Adams was at a meeting to work on the definitions and Mr. Boves recommendations from RRPC. The PC decided that ZA Adams input into those matters was very important.

c. Public Comment: None

5. **Adjournment: Meeting Adjourned:** Ms. Pritchard **motioned** to adjourn at 7:51 pm. Mr. Frazier seconded the motion. All agreed and the motion carried.

**** Next Scheduled Regular Meeting is on February 2, 2022****

Respectfully Submitted,
Jennifer Jackson, Minute-taker
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