

Fair Haven Planning Commission  
Town of Fair Haven  
October 21, 2020

**Present:** David Eighmey – Chair, Dani Roberts – Clerk, Nate Stannard, Cindy Pritchard, Patrick Frazier, Bill Wells

**Absent:** Paul Jardine – Vice Chair

**Others:** Jeff Martin, Denny Martin, Erik Johnsen, Doug Hewitt, Phil Adams–Zoning Administrator

**Call to Order:** 7:00 P.M.

**New Business:** Jeffrey Martin- Application #A2020-043 for approval of permanent easement or right of way to access Scotch Hill Road, for development of a new parcel created by subdivision. Landowners: Dennis and Mary Martin. Location: 1553 Scotch Hill Road. Tax Map #04-01-36 (prior to subdivision.) Denny Martin explained that he will deed a Right of Way across his property to a parcel that will be subdivided out and deeded to Jeffrey Martin. David asked about access for emergency vehicles. Denny Martin said there is no problem accessing the property. Dani made a motion to accept the application as written, seconded by Bill, passed unanimously.

Erik Johnsen – Application #A2020-045 for approval of a new museum, classed and restoration repairs use, with two new commercial signs. Landowner: Michael G. Davidson. Location: 95 Main St. Tax Map # 24-51-27.2. Mr. Johnson explained that he does repairs, restoration and will be holding classes evenings in drawing and sculpting. He will not have many scheduled hours currently planning on being open Saturdays 10-5. Phil asked about lighting as the lighting in the new business building sign itself is bright. Dani said she wanted to make sure any lighting on the freestanding sign would be not shine into the street or into the apartments in the blocks near the store. Eric said that he planned to use the current freestanding sign frame he is considering adding some “Victorian styled” lights on each side of the sign with dimmer antique looking, lights bulbs. He confirmed he will not have lights that will shine into the road or buildings. Dani also said she noticed that he has sculptures out on the sidewalk and that he may not have been aware that he needed permission from the selectboard to place things outside of the shop. Phil said that he had made Mr. Johnsen aware of the need for selectboard approval. Dani made a motion to exempt this application from site plan review, referring to Article V Site Plan Review, Section 502 subsection 4. Seconded by Patrick, passed unanimously.

**Section 504- Site Plan Review Considerations:**

- (a) ***Maximum safety of pedestrian and vehicular circulation between the site and the street network-*** There are no issues with traffic flow.
- (b) ***Adequacy of circulation; parking and loading facilities with particular attention to safety. The applicant shall demonstrate that:***
  - (i) ***Sufficient space has been provided for loading and unloading of materials and for safe circulation on the site:*** N/A
  - (ii) ***Amenable pedestrian circulation within, to, and from the site has been provided:*** N/A
  - (iii) ***Wherever possible, on-site storm water drainage has been provided:*** N/A

***Adequacy of landscaping and screening in regard to achieving maximum compatibility and protection to adjacent property.***

- (i) ***All commercial and industrial land development may be required to be screened from adjacent properties where one, two or multi-family dwellings are permitted by Zoning Permit or PUD; such screening to be by a fence or a buffer of natural plantings or coniferous trees or shrubs at least ten (10) feet tall and providing a continuous visual barrier:*** N/A
- (ii) ***Industrial land development may be required to be screened from public highway view,***

- such screening to be by a fence or a buffer of natural plantings or coniferous trees or shrubs at least ten (10) feet tall and providing a continuous visual barrier: N/A
- (iii) *The Planning Commission may issue Site Plan Approval for a proposed development for a specified period of time, not to exceed four (4) years: N/A*
- (c) *Exterior lighting shall be designed to eliminate direct light or glare directed toward public high ways, adjacent properties, and the sky: Mr. Johnson indicated in the meeting that the lights would not shine into the road or buildings.*
- (d) *Protection of the utilization of renewable energy resources: N/A*
  - (i) *Screening requirements may be varied to protect access to natural airflow and natural sunshine. N/A.*

Bill made a motion to accept the application as written seconded by Cindy passed unanimously.

Douglas Hewitt Jr. – Application #A2020-044 for approval of a small engine repair Home Occupation using 100% of the existing garage. Location: 57 Washington St. Tax Map #21-54-48. Mr. Hewitt has put up a “temporary shed” to hold overflow. What he is working on will be in his garage. He will store projects he has no room for in the garage in the “temporary shed” and perhaps behind the garage, nothing will be left in the yard, long term. He will have one sign no larger than 3 square feet, it will not be lit. His hours are 8-4 Monday – Friday and 8-Noon on Saturdays. He will be working alone. Dani discussed the Zoning Bylaws pertaining to Home Occupation. That no more than 2 people not residents of the dwelling can be employed. There cannot be obnoxious or excessive noise, smoke, vibration, dust, drainage, glare, odors, etc. Traffic cannot be excessive. No good are allowed outside the existing building.

Nate made a motion to exempt this application from site plan review, referring to Article V Site Plan Review, Section 502 subsection 4. Seconded by Bill, passed unanimously.

Nate made a motion to accept the application as presented, seconded by Patrick, passed unanimously.

**Section 504 - Site Plan Review Considerations:**

- (e) *Maximum safety of pedestrian and vehicular circulation between the site and the street network-* There are no issues with traffic flow.
- (f) *Adequacy of circulation; parking and loading facilities with particular attention to safety. The applicant shall demonstrate that:*
  - (j) *Sufficient space has been provided for loading and unloading of materials and for safe circulation on the site: N/A*
  - (ii) *Amenable pedestrian circulation within, to, and from the site has been provided: N/A*
  - (iii) *Wherever possible, on-site storm water drainage has been provided: N/A*

*Adequacy of landscaping and screening in regard to achieving maximum compatibility and protection to adjacent property.*

- (j) *All commercial and industrial land development may be required to be screened from adjacent properties where one, two or multi-family dwellings are permitted by Zoning Permit or PUD; such screening to be by a fence or a buffer of natural plantings or coniferous trees or shrubs at least ten (10) feet tall and providing a continuous visual barrier: N/A*
- (iv) *Industrial land development may be required to be screened from public highway view, such screening to be by a fence or a buffer of natural plantings or coniferous trees or shrubs at least ten (10) feet tall and providing a continuous visual barrier: N/A*

- (v) *The Planning Commission may issue Site Plan Approval for a proposed development for a specified period of time, not to exceed four (4) years: N/A*
- (g) *Exterior lighting shall be designed to eliminate direct light or glare directed toward public high ways, adjacent properties, and the sky: There is no exterior light on the garage, sign will not be lit.*
- (h) *Protection of the utilization of renewable energy resources: N/A*
- (ii) *Screening requirements may be varied to protect access to natural airflow and natural sunshine. N/A.*

**Approval of Minutes** –Cindy made a motion to accept the minutes of October 7, 2020 as written, seconded by Patrick, passed unanimously.

**Review of mail** – None

**Other – Zoning Update** – Tabled due to the length of the meeting. Dani did remind the commissioners that they were all asked to come to the next meeting with suggestions for the new Bylaws.

**Public Comment** – None

Meeting Adjourned 8:05 P.M.

Next scheduled meeting 7:00 P.M., Wednesday, November 4, 2020.

Respectfully Submitted  
Danielle L. Roberts, Clerk