

Fair Haven Planning Commission
Town of Fair Haven - October 5, 2022 - Regular Meeting

Commissioners Present: David Eighmey - Chair, Robert Richards - Vice Chair, Deborah Laiacona - clerk, Cindy Pritchard, Linda Sienkiewicz, Lorraine Brown

Commissioners Absent: Patrick Frazier

Others Present: Phil Adams - Zoning Administrator, Jennifer Jackson - minute-taker, Sharon Wood, Manager at W.E. Aubuchon Co. in Fair Haven, and Mark Thomas, Regional Inventory and Operations Manager, Aubuchon Hardware.

1. Call to Order:

Mr. Eighmey called the meeting to order at 7:00pm.

2. New Business:

- a. Sharon Wood representing W.E. Aubuchon Co. Inc - Application #A2022-056 requesting approval of the amendment of the May 17, 1995, Commission approval decision to strike condition #1. "That there be no other outside storage in the back of the building." To allow the use of a 12' x 40' area, at the rear of the building, to store merchandise. Property owner: Sherman V. Allen Estate, LLC. Location: 654 Route 22A North. Fair Haven Tax Map number 20-01-06.

Mr. Eighmey asked first why they were prohibited from storage before. Mr. Thomas explained that they had traded outside storage space for cold storage space. Chairman Eighmey asked if the condition had anything to do with tractor trailer trucks being impeded by the limited space. Mr. Thomas stated that that was not the case. The 12 feet of space would not impede the trucks.

Mrs. Pritchard asked if permission from the property owners had been granted. Mr. Thomas stated that they gave their approval as long as the Planning Commission agreed. He also has the approval in writing. Mr. Thomas explained that the reason behind asking for the change is growing pains within the store. Business has grown from a million dollar store to a three million dollar plus store and they need more space for products.

Mr. Eighmey asked the PC if they had any more questions. ZA Adams stated that Mrs. Wood had measured the space to make sure it would work. Mr. Thomas stated that with the area in question utilized the narrowest spot that remained was 40 ft narrow and the tractor trailers should be able to utilize the space. Mrs. Laiacona stated she thought that Aubuchons had already been using the space. Mr. Thomas stated that they had been using the space. Currently nothing is there. That is why he is confident that the use of the space doesn't impede the trucks. Demand is too high to keep all the products inside.

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

Mr. Eighmey then entertained a motion on the application. At 7:09 pm Mrs. Pritchard **motioned to rescind the amendment of the 1995 decision and grant approval of outside use and accept the application as written.** The motion was seconded by Mrs. Sienkiewicz. All were in favor and the motion passed.

Mrs. Woods let the PC know that in 1966 on October 5th Aubuchons moved into Fair Haven with her father as manager. ZA Adams let Mrs. Woods and Mr. Thomas know that they can pick up the permit tomorrow if someone would like to come over and get it or they can wait for the mail to deliver it.

3. Review of Minutes of Previous Meeting:

a. Approval of Minutes: Regular Meeting of August 3, 2022 and September 7, 2022 (August 17, 2022 & September 21, 2022 Meetings canceled)

b. August 3, 2022 Minutes: Recording Secretary let the PC know if a change she made with Mrs. Laiacona's notes to 2. New Business paragraph 2; *"Mrs. Laiacona explained some of her dealings with trying to place signage around the park. She very specifically referred to the rules regarding banners that can be placed in the two locations on the north and east sides of the park where there are posts from which banners can be hung. She explained that the by-laws state that banners for markets can be hung for two weeks; however, the Fair Haven Street Market and the VT Farmers Market have been allowed extended time because these are season-long events. So long as no one else requests the space to hang banners for other events, the market banners have been allowed to remain. She appreciates this as the manager of the Fair Haven Street Market and a member of the VT Farmers Market. The Concert Committee has their own special posts from which they are allowed to display the concert schedule year-round, and she was told that the reason the concerts are given this special consideration is because the concerts are well-established events that draw large crowds to the town. If the town wants other events to be successful, we need to find ways to publicize those events that don't spoil the aesthetic of the park but allow residents to know what is going on. Mrs. Pritchard agreed it is a problem, and she likes that the park is left with minimal signage. She explained that it was in her understanding that in the design of the new parking area it was mentioned to place a community bulletin board at the corner by the bus stop."* The change was added to more clearly explain Mrs. Laiacona's contributions. The Planning Commission was fine with the revision and found no other corrections with the minutes. Mrs. Prichard **motioned to approve with the noted revision the August 3, 2022 meeting minutes.** Mr. Richards seconded the motion. All were in favor and the motion carried.

c. September 7, 2022 Minutes:

- i. The Recording Secretary stated that when typing up the minutes of September 7th she referred to the previous year's budget approval meeting. In that meeting, held on September 22, 2021, the Planning Commission had motioned to approve and submit the budget modifications to the Selectboard before sending them to the Selectboard. She wanted to bring that change to their attention so they could decide how they would like to proceed. Mr. Richards agreed that they should

have documentation that the PC approved their changes and **motioned to approve and submit the budget as set to the Selectboard**. He then stated that this wouldn't be a revision to the September 7th minutes, it would be a separate motion made at this meeting. Mrs. Laiacona seconded the motion. All were in favor and the motion passed.

- ii. Mrs. Sienkiewicz noticed a few typos in the September 7th meeting minutes.
 - 1. Page 2 under 4. Other Business a. Review of Mail ii. Third line a "w" was missing from the word "would."
 - 2. Page 3 under 5. Adjournment a. Needs to be changed to " Mr. Richards motioned to adjourn the meeting at 7:36pm."
- iii. Mr. Richards **motioned to approve the minutes of September 7th with the correction of the addressed typos**. Mrs. Pritchard seconded the motion. All were in favor and the motion passed.

4. Other Business:

a. Review of mail:

- i. VLCT postcard advertising the October 6-7 Killington Meeting.

b. Zoning Regulation Update - thirty minutes

- i. Mr. Bove is available to meet with the Planning Commission again on October 12th or 13th. ZA Adams stated that a special meeting only needs 24 hour warning. Mr. Richards stated he cannot do the 13th. All others were available on the 12th.
- ii. The Planning Commission will hold a special meeting on October 12th at 7:00pm with Ed Bove to complete the zoning update.
- iii. Mrs. Laiacona stated that she will be missing one of the November meetings due to a family vacation. But she also wanted the PC to know that Mr. Bove has addressed the formatting issues but did NOT address any content issues. After the meeting with him there may be more work to complete the Update.
- iv. ZA Adams shared a digital copy of the Zoning regulations with each PC member. The digital copy had red mark throughs with changes. Each member also received a hard copy of the Update where additions are underlined and deletions contain strike through lines. Mrs. Laiacona asked the PC members to read through their copies and share with her any errors or changes they encountered.

c. Public Comment:

- i. Mrs. Brown asked if there are any regulations on daycare parking requirements. ZA Adams stated that there are no requirements.

- ii. Mr. Richards informed the PC that Grape Street housing is an issue the Selectboard is seeing that may concern the zoning and for the PC to be aware.

5. Adjournment:

- a. Mr. Richards **motioned to adjourn the meeting at 7:46pm.** The motion was seconded by Mrs. Pritchard. All were in favor and the meeting was adjourned.

**** Next Scheduled Regular Planning Commission Meeting is on October 19, 2022****

Respectfully Submitted,
Jennifer Jackson, Minute-taker