

Fair Haven Planning Commission
Town of Fair Haven
November 4, 2020

Present: David Eighmey – Chair, Dani Roberts – Clerk, Nate Stannard (by phone), Cindy Pritchard

Absent: Paul Jardine – Vice Chair, Patrick Frazier, Bill Wells

Others: Phil Adams–Zoning Administrator

Call to Order: 7:09 P.M.

New Business: Stacy Grau- Application #2020-046 for approval of the expansion of a Child Care Facility, now serving six full time children, to an additional four, part time children.

Landowner: Dennis Piper. Location: 24 Mechanic Street. Tax Map #21-50-28.2.

Ms. Grau was not able to attend so ZA Adams explained that Ms. Grau had renovated the basement for use as a Child Care Facility. There is egress from this area. The rear yard is fenced. Ms. Grau is not putting in a new sign. Dani asked about issues with children being dropped off and picked up as it's on the same street as the high school. David said that he has had no issues with this and as a long-time school bus driver he would be aware of any. Cindy made a motion to exempt this application from site plan review. Dani went over Article V Site Plan Review, Section 502 subsection 4.

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:*** Drop off and pick up is not a problem.
 - (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:* Lighting will remain the same.
- (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.

Seconded by Nate, passed unanimously.

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

Approval of Minutes –Cindy made a motion to accept the minutes of October 21, 2020 as written, seconded by Dani, passed unanimously.

Review of mail – None

Other – Zoning Update – Tabled due to lack of attendance.

Public Comment – None

Meeting Adjourned 7:30 P.M.

Next scheduled meeting 7:00 P.M., Wednesday, November 18, 2020.

Respectfully Submitted
Danielle L. Roberts, Clerk