

Fair Haven Planning Commission  
Town of Fair Haven  
November 18, 2020

**Present:** David Eighmey – Chair, Dani Roberts – Clerk, Patrick Frazier, Bill Wells

**Absent:** Paul Jardine – Vice Chair, Nate Stannard, Cindy Pritchard

**Others:** Tom Cavalieri, Eric Cavalieri (both by phone), Phil Adams–Zoning Administrator

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

**New Business:** Tom and Eric Cavalieri – Application #2020-048 for approval of the Business Office use, of insurance sales, and a deli in the rear portion of the first floor. Landowners: Bradley Martin (Parkview Proerties, LLC) Location: 87 Main Street. Tax Map #24-51-29.

Due to the current restrictions on public meetings Tom and Eric Cavalieri participated by telephone.

The insurance company will be open 9:00 to 5:00 Monday through Friday, with from 1 to 3 employees, beginning in January 2021. They will have two lit signs in the window, lettering on the glass and also a sign above the door approximately 24X48 inches. This sign will not be lit. They will construct a wall and the rear of the space will be used as a Deli, beginning next summer. Currently there are no state permits in place. ZA Adams told the applicants he will get them information about whom to call at the state level for permits. The Deli will use the entrance on the west side of the building. There is no permit request for a sign for the deli at this time. They will apply before the Deli opens. Bill asked about the use of a grill and was told that they will not be using a grill. Patrick asked about outside tables, this is a decision they will make next summer.

Bill 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:*** Owners and employees will use the free municipal parking on the south side of the park.
  - (i) ***Sufficient space has been provided for loading and unloading of materials and for safe circulation on the site:*** Unloading of deli supplies should not be a problem as past leasers of this property have had deli type businesses.
  - (ii) ***Amenable pedestrian circulation within, to, and from the site has been provided:*** This is not an issue.
  - (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: The sign over the door will not be lit. Internally sign only will be lit.*
- (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 Patrick, passed unanimously.

Dani made a motion to accept the application as written, with the conditions that all owners and employees are to park in the municipal parking at the south end of the park and that all state permits are in place prior to opening the Deli, seconded by Bill, passed unanimously.

**Approval of Minutes** –Bill made a motion to accept the minutes of November 4, 2020 as written, seconded by Dani, passed unanimously.

**Review of mail** – None

**Other – Zoning Update** – Due to the current COVID -19 guideline all work has been suspended.

**Public Comment** – None

Meeting Adjourned 7:20 P.M.

**Planning Commission meetings canceled until further notice.**

Respectfully Submitted  
Danielle L. Roberts, Clerk