

Fair Haven Planning Commission

Town of Fair Haven

December 1, 2021

Commissioners Present: David Eighmey - Chair, Robert Richards - Vice Chair, Deborah (Fallon) Laiacona - clerk, Cindy Pritchard

Commissioners Absent: Patrick Frazier

Others Present: Zoning Administrator Phil Adams, Jennifer Jackson - minute-taker

1. **Call to Order:** 7:05 pm by David Eighmey

2. **New Business:**

None

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

Approval of Minutes:

Regular Meeting of November 3, 2021

Regular Meeting of November 17, 2021 cancelled - no quorum

Ms. Pritchard motioned to approve the minutes of November 3, 2021 as written. Mrs. Laiacona seconded the motion. All were in favor and the motion passed.

4. **Other Business:**

a. **Review of mail** - Town Manager Joe Gunter sent a memo to the Planning Commission asking them to make a list of suggestions on how they would like to spend the \$760,000 American Rescue Plan Act money that will be coming to Fair Haven.

- i. Rebuilding the Town Website - Dedicate a marketing section
- ii. Children's Playground completion
- iii. Computer for the Planning Commission
- iv. Sidewalks renovated from corner of Main to Dollar General and on the Westside of the Park
- v. Return money to Grant Match Fund

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

Began at 7:20pm.

The update started with the board deciding to hold off on updating definitions until they had made sure that all the motioned and accepted updates to the regulations from the previous meetings were already added to the new document or given to Mrs. Laiacona to add to her list to update. The Planning Commission also decided that they would hold off on making any ideas that were discussed in the past to regulation because the ideas would have to be warned to the public before being passed.

The PC made sure that the regulations for veterinary services were in the correct location, Mrs. Laiacona has the copies to make sure it is in correctly.

From the minutes of April 6, 2016; Mrs. Laiacona was directed to correct a few minor typos. On page 5, added an "a" after "considered", corrected "tht" to "that". On page 6, "impervious surface" was out of order alphabetically. On page 11 Section 201 Zoning Districts needed to have Industrial 1 and Industrial 2 added each on a separate line.

ZA Adams shared with the Commission that Town Manager Gunter was expecting to receive a grant to help pay for zoning update completion. Mr. Gunter would also like to change the village definition in the downtown area to just downtown. RRPC will help to clarify what the change would allow. Having a downtown designated definition and designated area would help to get the town more grant funding.

Mr. Richards asked ZA Adams to add on the normal agenda what articles the PC will be discussing so the public can hear and give their input. ZA Adams stated that isn't how it has been done in the past, but is happy to comply. He asked that the PC send him the information as to which articles will be discussed when.

Mrs. Laiacona added "light industry" to the downtown commercial district as a conditional use. The PC needs to discuss "unspecified use" at a later date as a more flexible conditional use to help people make good use of their property. She also added "Non-conforming Sign" to the definitions.

From the minutes of February 21, 2018 the definition of Animal Boarding was already created for the Zoning Regulations and Section 925, describing the regulations for animal boarding was added. Mrs. Laiacona will add the passed motions.

Section 1206 section 2 "certificate of occupancy" should read "certificate of compliance." This was discussed and not motioned or passed. It will need to be motioned and passed to be able to add to the regulations. 803C needs to be changed to "one sign" because it is governed by state law.

There is a new law governing residential care/group home residences Act 130h.856 which would override our town regulations Act 9 section 919. Strike "notwithstanding one such home should be located within 1000ft of another existing home". Also within Article 5 Section 912 add Number 5 "de-minimus changes to an approved permit made by the administrative officer after authorization from the planning commission."

Article 3 Section 301 Zoning Regulations and District pg. 15 was given to Mrs. Laiacona to add to the Regulations.

On page 9 "car dealership" definition. Page 17 the PC needs to strike the definition of retail sales and services small from bylaws and table of uses. This has been changed at an earlier meeting.

Change the property around the old railroad station from Residential to Industrial. ZA Adams stated that was changed as he can find it on the future land use map in the meeting room.

Future definition work and RRPC suggested changes are tabled until the first meeting in January.

Zoning updated ended at 8:20pm.

- c. **Public Comment:** ZA Adams asked the Board if they would like to meet on December 15th. It was decided that if there was new business to attend to they would plan on meeting, but if no new business than no meeting before the Christmas Holiday.

- 5. **Adjournment: Meeting Adjourned:** Ms. Pritchard motioned to adjourn at 8:25 pm. Mr. Richards seconded the motion. All agreed and the motion carried.

**** Next Scheduled Regular Meeting is on December 15, 2021****

Respectfully Submitted,
Jennifer Jackson, Minute-taker
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