

Fair Haven Planning Commission
Town of Fair Haven - February 1, 2023 - Regular Meeting

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

Commissioners Absent: Patrick Frazier, Cindy Pritchard

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

Agenda

1. **Call to Order:** Mr. Eighmey called the meeting to order at 7:14 pm.
2. **New Business:** None
3. **Review of Minutes of Previous Meeting:**
 - a. **Approval of Minutes: Regular Meeting January 18th, 2023**
 - i. Mrs. Laiacona noted many spelling errors to be corrected and asked about the wording and meaning of a sentence in 4. c. Public Comment section i." ZA Adams stated that unless there is a design district, he is not sure you can choose a district and limit or just generic sign limitations for the entire town." It was asked to clarify the meaning, which ZA Adams did and modify the sentence. *"ZA Adams stated that unless there is a design district, he is not sure you can choose a district to set sign limitations for or just place generic sign limitations for the entire town."*
 - ii. ZA Adams asked Mr. Bove via email about sign limitations concerning the previous sign allowed in town and Mr. Bove responded that a town can set different standards within different districts, although current signs would be grandfathered in. Only new signs would need to comply with the new standards.
 - iii. Mrs. Sienkiewicz suggested to the Planning Commission that they look at the Downtown bylaw sign restrictions with the intent to revise them. ZA Adams cautioned by stating he wants to allow good businesses so he often allows signs if they would help the business, signs are a businesses major way of attracting customers. Design Control districts need to be specific and written to control how buildings work.
 - iv. Mr. Richards **motioned to approve the minutes of January 18th with the corrections.** The motion was seconded by Mrs. Sienkiewicz. All were in favor and the motion passed.
4. **Other Business:**
 - a. **Review of Mail:**

- i. ZA Adams passed out a handout entitled *Adoption of Flood Insurance Rate Maps by Participating Communities*. FEMA 49 January 2019 (https://alpinecountyca.gov/DocumentCenter/View/5202/fema_adoption-flood-insurance-rate-maps-participating-communities_bulletin). He highlighted concern areas for the town (What must an NFIP-participating community do when FEMA provides new or revised flood hazard data?). He emailed Floodplain Coordinator for the district, Kyle asking if Fair Haven is still in compliance after the map update or what the town must do to still be in compliance. He has not received a reply as of the night of the meeting. Mr. Eighmey asked the PC to read the handout and bring questions as needed to the next meeting.

1. ZA Adams stated that a section on page 65 seemed like it acts like an automatic adoption of a change in regulation but wanted confirmation from the Floodplain Coordinator for the district. Page 65 Appendix B III "*Lands to Which These Regulations Apply: These regulations shall apply to all areas in the Town of Fair Haven, Vermont identified as areas of specific flood hazard in and on the most current flood insurance studies and maps published by the department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), as provided by the Secretary of the Agency of Natural Resources pursuant to 10 V.S.A. § 753, which are hereby adopted by reference and declared to be part of these regulations.*" ZA Adams stated if the section is in compliance with wording there wouldn't be major changes needed, but he would like an authority to state Fair Haven is in compliance.
2. Mrs. Sienkiewicz asked if there was a timeline for the flood insurance. ZA Adams stated no there isn't but he thought that if the PC is making changes he wanted to make sure all was covered.

- ii. ESRI News Winter 2023 - a mailing ZA Adams received that he thought maybe the PC would like to see.

b. Other- Zoning Regulation update - 30 minutes:

- i. February 15th will be the meeting with Ed Bove to go over Bylaw Modernization Grant requirements and Fair Haven Zoning Bylaws. PC members please come prepared with questions for discussion.

c. Public Comment: None

5. Adjournment:

- a. Mr. Richards **motioned to adjourn the meeting at 7:43 pm.** The motion was seconded by Mrs. Sienkiewicz. All were in favor and the meeting was adjourned.

**** Next Scheduled Regular Planning Commission Meeting is on February 15, 2023****
(Zoning UPdate with RRPC representative Ed Bove)

Respectfully Submitted,
Jennifer Jackson, Minute-taker