

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

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

Commissioners Absent: Patrick Frazier, Linda Sienkiewicz, Lorraine Brown

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

Agenda

1. **Call to Order:** Mr. Eighmey called the meeting to order at 7:06 pm.

2. **New Business:** None

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

a. **Approval of Minutes: Regular Meeting February 15th, 2023**

- i. Mrs. Laiacona explained that she didn't feel her comments were properly captured in the summary on page 1 and 2 concerning the email she received and with the leaflet it contained about creation of a downtown district. She asked that page 1 section 2a paragraph 3 be modified to contain "*Mrs. Laiacona stated she received an email from TM Gunter for the Economic Development Committee with a leaflet from Vermont Agency of Commerce and Community Development Department of Housing and Community Development for review for an application for Downtown Designation that they are trying to accomplish.*" and that on page 2 the ending of the 1st paragraph be modified to contain "*Mrs. Laiacona brought this all up because a PC member had been concerned with maintaining the character of Fair Haven's Downtown. One way to do that would be through a Design Control District. Mrs. Laiacona didn't want the PC to overlook an aspect of the bylaws that might help the town in its goals of applying for a Downtown designation.*".
- ii. Approval of the minutes were held until the PC could see the revisions.

4. **Other Business:**

a. **Review of Mail:**

- i. A proposal for a solar field, that isn't filed yet, was given to the Planning Commission for their awareness. VT Real Estate Holdings 2 LLC and Sheldon Farms are looking into erecting a solar field north of the airway. Mr. Richards stated that the town is in need of an upgraded electrical substation and there is a rumor that with the solar field creation they would contribute to Green Mountain to help upgrade the substation. The current substation is behind the grade school, if the field was put in and

the substation upgraded it would be moved to Airport Road past the underpass. ZA Adams stated that any negative comments from the community would be addressed with the solar company. Mr. Eighmey asked if there was any zoning that could control the solar field's development. ZA Adams stated that there wasn't, that the PC could give negative input, but zoning-wise there is nothing the town can control. Mrs. Pritchard stated she would much rather see a hydrodam put in. She asked why can't the town talk to Green Mountain Power about that instead. What is the advantage of creating a solar field? Mr. Richards explained that is a big project, a good property tax windfall, and that it would be in a relatively hidden space. Mrs. Pritchard asked for the benefit. Mr. Richards explained that the biggest benefit would be in property taxes.

- ii. A flier from Timber Frame Pavilions was also delivered to the PC timberhomellct.com

b. Zoning Update:

- i. Mrs. Pritchard asked if it was possible to meet more often with Mr. Bove as she is eager to wrap up the Zoning Bylaw update. Mr. Richards suggested an extra half hour to the regular time they've scheduled. Chairman Eighmey agreed with wanting to complete the update faster. He asked ZA Adams if he might speak with Mr. Bove. ZA Adams stated no he couldn't; because the PC as a group needs to figure out what schedule they would like better. They could hold special meetings if needed or only regular meetings. Mrs. Pritchard stated that maybe a special meeting for 1.5 hours wouldn't be a bad idea. The PC decided to open the next meeting with Mr. Bove and discuss meeting longer or more often and what he preferred and was available for.

c. Other: None

d. Public Comment: None

5. Adjournment:

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

**** Next Scheduled Regular Planning Commission Meeting is on March 15, 2023****

Respectfully Submitted,
Jennifer Jackson, Minute-taker