

Fair Haven Planning Commission

Town of Fair Haven - November 20, 2024 - Regular Meeting

Commissioners Present: Robert Richards - Chair, Linda Sienkiewicz, Cindy Pritchard(via phone)

Commissioners Absent: Jason Coupal - Vicechair, Patrick Frazier

Others Present: Phil Adams - Zoning Administrator, Jennifer Jackson - Minute taker, Charlotte Jackson, Dana and Adam Parker - applicants, Logan Solomon - Rutland Regional Planning Commission representative.

Agenda

1. **Call to Order:** The meeting was called to order at 7:07 pm by Chairman Richards. Chairman Richards decided to change the order of the agenda to suit the applicants' time. It was decided to review the application first then review the minutes. Because of a lack of commissioners present and to respect the time from RRPC Representative Solomon the discussion would be held, but as an informational hearing without any decisions being made.

2. New Business:

Application #2024-040 Dana and Adam Parker requesting approval of a proposed Home Occupation, the service and repair of vehicles, using 100 % of the garage. Property owners: Dana and Jennifer Parker. Location: 40 Fourth Street. Fair Haven Tax Map #21-54-02.

Chairman Richards read the application to the Planning Commission. Noting that they are also requesting the addition of a shed to the back of the garage. Chairman Richards stated that the application looks to conform to all regulations. Mrs. Pritchard asked the size of the shed. Mr. D. Parker stated that the shed's dimensions would be 216ft² a 13' x 16' shed. ZA Adams confirmed that it would be an addition to the garage.

Mrs. Pritchard asked the location of the business. Mr. D Parker stated Dave Anderson's old House right behind the bank.

Chairman Richards asked the hours of operation, to which Mr. D Parker stated 9am - 5pm Monday through Friday with occasional late hours but not to be open past 10pm. Chairman Richards asked the Planning Commission if they were ok with the hours, there was no concern. Chairman Richards asked if there were any neighbor concerns, there were none known.

Mrs. Pritchard asked about oil changes and disposal and storage of used oil and what would happen to auto debris if there was any. Mr. D Parker stated that there shouldn't be any auto debris. The oil is collected in a 50 gallon drum until it is full then he will call a person to come collect it. The person will be recycling the oil.

Chairman Richards called for more questions. ZA Adams stated that the applicant currently isn't asking for a sign, but does understand the 3 square foot sign regulations set by the town and may decide to apply later. Without any other question or concerns Chairman Richards called for a motion on the application. ZA Adams reminded the Planning Commission about site visit consideration.

At 7:13 pm Mrs. Sienkiewicz **motioned that the application did not meet the requirements for a site visit therefore a site plan review was not needed.** Mrs. Pritchard seconded the motion. All were in favor and it was passed.

At 7:14 pm Mrs. Sienkiewicz **motioned to approve permit A2024-040 as written with the knowledge of a potential future sign addition in accordance to the bylaws of the Town of Fair Haven.** Mrs. Pritchard seconded the motion. All were in favor and the motion passed.

The Parkers left at 7:15 pm after speaking with ZA Adams about picking up the permit sign. Mrs. Pritchard apologized for her in person absence.

3. Review of Minutes of Previous Meeting:

Approval of Minutes: Regular meeting - November 6, 2024

Ms. Sienkiewicz **motioned to accept the minutes from the November 6th meeting as written.** Mrs. Pritchard seconded the motion. All were in favor and the motion passed.

4. Other Business:

- a. **Review of Mail:** None
- b. **Public Comment:** None

5. Adjournment:

Mrs. Sienkiewicz made a **motion to adjourn at 7:17pm.** Mrs. Pritchard seconded the motion. All were in favor and the motion passed.

6. New Business:

Logan Solomon of the Rutland Region Planning Commission assisting the Planning Commission with Fair Haven receiving a Downtown Designation. Discussion of work required for achieving a Fair Haven Downtown Designation .

This section of the meeting was decided to be held as an informational hearing due to the lack of commissioners present in the building and to respect Mr. Solomon's time commitment to the Town of Fair Haven. A handout was given to the Planning Commission summarizing the very basic timeline of events to achieve the Downtown designation goal.

Respectfully Submitted,
Jennifer Jackson, Minute-taker

**** Next Regular Meeting****
December 4, 2024