

**Fair Haven Planning Commission**  
Town of Fair Haven - May 7, 2025 - Regular Meeting

**Commissioners Present:** Robert Richards - Chair, Deb Laiacona - Vicechair (arrived late), Linda Sienkiewicz - clerk, Ann Finley

**Commissioners Absent:** Jason Coupal,

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

**Agenda**

**1. Call to Order:**

The meeting was called to order at 7:01 pm by Chairman Richards.

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

**Approval of Minutes: Regular meeting - April 16, 2025**

Mrs. Sienkiewicz **motioned at 7:02 pm to accept the minutes of April 16<sup>th</sup> as written.**

The motion was seconded by Mrs. Finley. Chairman Richards asked for additions or deletions from the minutes, there were none. All were in favor and the motion passed.

**3. New Business:**

**a. Review of proposed subdivision regulations.**

A cleaned-up version of the subdivision regulations with the needed modifications and comments was handed out to the Planning Commission. It was decided that the members would look it over and email each other anything they thought needed additional changes. Chair Richards explained that he would like to be able to vote on the Subdivision Regulations, along with the Downtown Designation Historical District zoning update and PUD update at the next meeting on May 21, 2025.

**b. Discussion of proposed change in the Fair Haven Zoning Regulations, Table of Uses, to allow PUD Residential in the Commercial Zoning District.**

Chair Richards asked ZA Adams what the changes were that needed to be added to the Zoning Regulations. ZA Adams stated that Article III Table of Uses under PUD residential should have a designation in the commercial box. He explained that the PUD is allowed in the Downtown by the zoning board. He explained that the PUD definition in the zoning bylaws is already there, but the Planning Commission should consider a designation in the Commercial district. Chairman Richards explained that Devin Neary from RRPC was surprised that Fair Haven didn't have PUD designation already in place for commercial districts. Chair Richards stated he believed the question for the PC was whether the designation should be conditional or not. He explained he is in favor of conditional use. ZA Adams explained that the conditional use application would go straight to the Zoning Board, rather than come through the Planning Commission. Chair Richards asked if there would be any conflict anyone could think of between PUD and Subdivision regulations. There was none. ZA Adams explained that the idea of including the conditional PUD in the commercial district would give flexibility to designs needed. It would allow flexibility with the zoning regulations that would give a designer room to create. Chairman Richards explained an example; a potential buyer of the Airport Road Mobile

home park asked about the PUD design for the town. ZA Adams stated that the PC should double check new State laws with RRPC for any update/conflict but, all the zoning updates could happen together through the same public hearings.

Chair Richards called for a motion. Mrs Finley, at 7:13pm, **motioned to add “conditional use” to Commercial District on PUD Residential in Article III: Table of Uses of the Fair Haven Zoning Regulations.** The motion was seconded by Mrs. Sienkiewicz. Chair Richards gave a summary of the discussion as Mrs. Laiacona just entered the meeting. There was no further discussion. All were in favor of the motion and the motion passed.

**c. Continue work on required components for Fair Haven to qualify for a Downtown Designation.**

DownTown Designation Application Packet

([https://outside.vermont.gov/agency/ACCD/ACCD\\_Web\\_Docs/CD/CPR/State-Designation-Programs/CPR-DT-Application-Guidelines.pdf](https://outside.vermont.gov/agency/ACCD/ACCD_Web_Docs/CD/CPR/State-Designation-Programs/CPR-DT-Application-Guidelines.pdf))

Mrs. Laiacona gave an update on the EDC and DT Partnership meetings. They completed the community reinvestment agreement based on the example shared by RRPC. The bylaws were revised to include the larger community involvement. The one part that is still outstanding is from the 5 year plan document. The document requires the need for a variety of funding resources. Currently funding would come from the EDC & DTP budget and revolving door fund, but these might not be enough revenue streams for a complete application. Chair Richards explained he would like the PC to help complete that document, as he believed it was the PC task. He stated the PC could use the Hardick application as an example/template. Mrs. Laiacona suggested the Hardwick application be printed and the PC could use it while looking at the Fair Haven Town Plan to compare the two documents together and see where modification is needed. She suggested that a few meetings be dedicated to this work. The PC agreed.

**4. Other Business:**

**a. Review of Mail:**

- i. Letter from Sheehey, Furlough, and Behm Attorneys at Law Announcing the Green Mountain Power Petition completion for moving the Substation to Airport Road. The Project is given case number 25-0593-PET
- ii. Letter from Green Mountain Power announcing the State Permit petition competed for the relocation of the Substation to Airport Road.
- iii. Letter from the State of Vermont giving Notice of Hearing for the Substation relocation project to be held on May 6<sup>th</sup>

**b. Public Comment:**

- i. A discussion was held about the Upcoming Bond vote for the potential New Town Garage at the vacated Armory on Airport Road.

**5. Adjournment:**

Mrs. Sienkiewicz made a **motion to adjourn at 7:41 pm.** Mrs. Laiacona seconded the adjournment motion. All were in favor and the meeting was adjourned.

Respectfully Submitted,  
Jennifer Jackson, Minute-taker

\*\*\*The Next Regular Commission Meeting will be held on May 21, 2025\*\*\*

\*\*\*\* A Special Meeting will be held on May 14, 2025 at 7:00 PM in the conference room,  
Municipal Building, 5 North Park Place \*\*\*



**VIA FIRST CLASS MAIL and EMAIL**  
April 14, 2025

Bob Richards, Chair  
Town of Fair Haven Planning Commission  
5 North Park Place  
Fair Haven, VT 05743  
[Brichards2355@gmail.com](mailto:Brichards2355@gmail.com)

**Re: Case No. 25-0593-PET - Petition of Green Mountain Power for a Certificate of Public Good, pursuant to 30 V.S.A. § 248, authorizing the relocation and rebuilding of the Fair Haven Substation in the Town of Fair Haven, Vermont**

Dear Town of Fair Haven Planning Commission,

Green Mountain Power ("GMP") has requested that the Vermont Public Utility Commission ("Commission") issue a Certificate of Public Good, pursuant to 30 V.S.A. § 248, authorizing the relocation of and rebuilding of GMP's substation in Fair Haven, Vermont (the "Project"). Through this Project, GMP plans to relocate and rebuild the GMP Fair Haven Substation from its existing location on Cottage Street to a new location on Airport Road in Fair Haven.

On April 11, 2025, the Commission determined that the Petition filing packet submitted by GMP is administratively complete, and it has opened Case No. 25-0593-PET to now review this Project. In the following link, you can access a copy of the complete petition filing as submitted by GMP to the Commission to download to your computer: <https://sheeheyvt-my.sharepoint.com/:f/p/dhove/Elh6eG-H55Krd5thQ53MskBH-GuBAix6FA57LPO7eWutA?e=BETL4P>. If you are not able to access the petition filing documents electronically, please contact me, and we can coordinate on ways for GMP to provide you with a copy of the complete project plans and petition in paper or through other means such as a thumb drive or CD.

For more information on this matter, please reference the following links:

- For information on public participation through public comment or intervention:
  - <http://mc.vermont.gov/document/public-participation-and-intervention-procedures-public-utility-commission>
  - <http://mc.vermont.gov/document/section-248-procedures>, and



Bob Richards, Chair  
Town of Fair Haven Planning Commission  
April 14, 2025  
Page 2

- For access to all documents in this case, using the above case number:
  - <http://epuc.vermont.gov>.

If you have any questions, please do not hesitate to contact me. My email address is above, and I may be reached by phone at 802-865-6318.

Sincerely,

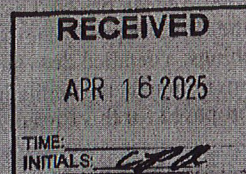
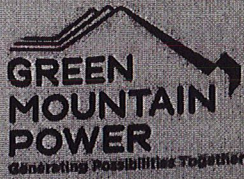
STEEHEY FURLONG & BEHM P.C.

/s/ Debra L. Bouffard

Debra L. Bouffard

DLB/





**VIA First Class Mail**  
April 14, 2025

**RE: Case No. 25-0593-PET - Petition of Green Mountain Power for a Certificate of Public Good, pursuant to 30 V.S.A. § 248, authorizing the relocation and rebuilding of the Fair Haven Substation in the Town of Fair Haven, Vermont**

Dear Neighbor:

I am writing to let you know that Green Mountain Power (GMP) has filed a petition with the Vermont Public Utility Commission (Commission) requesting a Certificate of Public Good (CPG), pursuant to 30 V.S.A. § 248, for the relocation and rebuilding of the Fair Haven Substation in the Town of Fair Haven, Vermont (the Project). You are receiving this notice because you are a landowner whose property adjoins the Project.

This Project consists of relocating and rebuilding the GMP Fair Haven Substation from its existing location on Cottage Street to a new location on Airport Road in Fair Haven. The new substation on Airport Road will include installation of a new fence, oil containment system, security, lights, animal fence, surface material, ground grid, and steel bays and bus work. New equipment includes, but is not limited to, the installation of two 72 kV circuit breakers, a new 7.5/10.5 MVA, 46 kV/12.47 kV transformer, two 15 kV distribution breakers, six 438-amp circuit regulators, switches, a control building and other standard equipment to replace the existing Fair Haven Substation with a modern substation.

As part of the Project, GMP will reconfigure its adjacent 46kV transmission line 45. A new single pole with double circuit distribution line will also be installed as part of the Project. This upgraded distribution line will extend from the new substation location on Airport Road to Fourth Street, passing underneath Route 4. Just south of Route 4, the new double circuit distribution line will return to an overhead location. This new double circuit distribution line is planned to replace the existing single-phase line on Airport Road at this location within the road right-of-way, and it will travel south to tie into the existing three-phase overhead line on Fourth Street to feed the existing Fair Haven distribution network.

Once the new substation is constructed and operating, GMP will remove the existing substation on Cottage Street. The Project also includes retiring the existing transmission line 46 known as the Fair Haven Tap. Retirement of the Fair Haven Tap will include the removal of eleven poles and the associated hardware and conductor.



GMP has filed a complete petition for this Project with the Commission, which includes the Petition, prefiled testimony, exhibits, and related documents and provides, among other things, a detailed description of the Project, construction plans, and analyses of the natural environment and aesthetics impacts of the Project. A landscape mitigation plan has been proposed for this Project.

This Case has been assigned Case No. 25-0593-PET, and it is open in the Commission's electronic filing system, called ePUC, available at <http://epuc.vermont.gov>.

In the following link, you can access the complete petition as filed, electronically: [https://shechevyt-my.sharepoint.com/:f/p/dbove/Elh6gG\\_H55Krd5thQ53MskBH-GuBAjx6FA57LPO7oWutA7e-BETL4P](https://shechevyt-my.sharepoint.com/:f/p/dbove/Elh6gG_H55Krd5thQ53MskBH-GuBAjx6FA57LPO7oWutA7e-BETL4P). I can also email this link to you if you provide me with your email address. If you are not able to access the petition filing documents electronically, please contact me, and we can coordinate on ways for GMP to provide you with a copy of the complete project plans and petition in paper or through other means such as a thumb drive or CD.

For additional information regarding the process before the Commission, please refer to the public guidance to the Vermont Public Utility Commission's Section 248 Process, which can be found at the Commission's website at: <https://puc.vermont.gov/document/section-248-procedures>. The Commission provides further information on public participation through public comment and intervention in a document called "Public Participation and Intervention in Proceedings Before the Public Utility Commission," found on the Commission's website at: <https://puc.vermont.gov/document/public-participation-and-intervention-proceedings-public-utility-commission>.

If you have any questions about the Fair Haven Substation Project, please reach out and I will be happy to speak with you. Please call me at 802-353-9950 or email me at [kamran.hassan@greenthompsonpower.com](mailto:kamran.hassan@greenthompsonpower.com).

Sincerely,



Kamran Hassan  
GMP Leader of Engineering



112 State Street  
4<sup>th</sup> Floor  
Montpelier, VT 05620-2701  
TEL: 802-828-2358

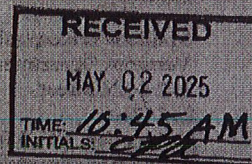


TTY/TDD (VT: 800-253-0191)  
FAX: 802-828-3351  
E-mail: [puc.clerk@vermont.gov](mailto:puc.clerk@vermont.gov)  
Internet: <http://puc.vermont.gov>

State of Vermont  
Public Utility Commission

April 25, 2025

**NOTICE OF HEARING**



A Hearing Officer of the Vermont Public Utility Commission, James LaRock, Staff Attorney, will hold a **SCHEDULING CONFERENCE**, pursuant to 30 V.S.A. Sections 8, 10 and 248, in Case No. 25-0593-PET -

Petition of Green Mountain Power for a certificate of public good, pursuant to 30 V.S.A. § 248, authorizing the relocation and rebuilding of the Fair Haven Substation in the Town of Fair Haven, Vermont -

on May 6, 2025, beginning at 11:00 A.M., via Go To Meeting videoconference.

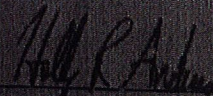
Participants and members of the public may access the scheduling conference online at <https://meet.goto.com/228071405>, or call in by telephone using the following information: phone number: +1 (571) 317-3116; access code: 228-071-405. Participants may wish to download the GoToMeeting software application in advance of the hearing at <https://meet.goto.com/install>. Guidance on how to join the meeting and system requirements may be found at <https://www.gotomeeting.com/online-meeting-support>.

Please note that Commission Rule 2.225(A) requires parties to make all reasonable efforts to reach agreement on, and jointly file, a proposed schedule no later than three days before a scheduling conference. That rule also requires parties to make separate filings if they cannot agree on all scheduling matters.

Pursuant to 30 V.S.A. §§ 20 and 21, the Petitioner will be responsible for court reporter costs incurred by the Commission as a result of this scheduling conference. Invoices for these costs will be mailed to the attorney(s) of record or the official representative(s) for the Petitioner.

VERMONT PUBLIC UTILITY COMMISSION

By:

  
Holly R. Anderson  
Clerk of the Commission

