

Fair Haven Planning Commission

Town of Fair Haven - July 2, 2025 - Public Hearing and Regular Meeting

Commissioners Present: Robert Richards - Chair, Linda Sienkiewicz - clerk, Ann Finley

Commissioners Absent: Deborah Laiacona - Vicechair

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

Public Hearing

Called to order at 7:15 pm by Chairman Richards. Chair Richards read the Notice of Public Hear that was warned to the Public.

"Town of Fair Haven, VT

Notice of Planning Commission Public Hearing

Place: Fair Haven Town Office

Date: July 2, 2025

Time: 7:00pm

- 1) *The purpose of the hearing is to amend the Town of Fair Haven Zoning Regulations by incorporating subdivision regulations (Appendix E) and adopting zoning language (Section 929) for areas within a state-designated Neighborhood Development Area (under 24 V.S.A. Chapter 76A) and a state-designated Neighborhood (under 24 V.S.A. Chapter 139).*
- 2) *The geographic area affected are all areas in the Town of Fair Haven."*

Chair Richards declined to read the Table of Contents and directed those to the notice if they needed a reference. He noted that the warning had been placed in the Town Office since creation on June 4, 2025.

Chairman Richards stated the changes were needed to be adopted for the Downtown Designation application that is in the works. He stated that after this modification the Planning Commission would look at the P.U.D. section as posted as well, noting it is not needed for the Downtown Designation.

Chair Richards stated as there is no public present other than Mr. Lucci, who is interested in serving on the Planning Commission as well, the Public hearing is more of a formality that is required to send the documents on to the Selectboard for review and public hearing. He entertained a motion to accept and submit the information to the Selectboard.

At 7:17 pm Mrs. Sienkiewicz **motioned to accept the proposed amendments to the Town of Fair Haven Zoning Regulations by incorporating subdivision regulations (Appendix E) and adopting zoning language (Section 929) for areas within a state-designated Neighborhood Development Area (under 24 V.S.A. Chapter 76A) and a state-designated Neighborhood (under 24 V.S.A. Chapter 139) as written and to submit**

the modifications to the Town of Fair Haven Selectboard. The motion was seconded by Mrs. Finley. All were in favor and the motion passed.

Chairman Richards then read the Notice concerning the PUD modification to the zoning Regulations.

"Please Notice

The Town of Fair Haven

June 4, 2025 Draft Zoning Regulations change proposed in Article III - Table of Uses Section 301 - Zoning Regulations and Districts

Table 1 - Table of Uses on page 22

PUD - residential, Commercial District is proposed to be changed to allow this use to be reviewed by the Zoning Board of Adjustment indicated by adding a "C" as a Conditional Use."

Chairman Richards entertained a motion to accept the change and send to the Selectboard for review. Mrs. Finley **motioned at 7:19 pm to accept the proposed modification to the Fair Haven Zoning Regulations proposed in Article III - Table of Uses Section 301 - Zoning Regulations and Districts Table 1 - Table of Uses on page 22 PUD - residential, Commercial District is proposed to be changed to allow this use to be reviewed by the Zoning Board of Adjustment indicated by adding a "C" as a Conditional Use and to send the modifications on to the Town of Fair Haven Selectboard.** Mrs. Sienkiewicz seconded the motion. All were in favor and the motion passed.

Chairman Richards adjourned the Public Hearing portion of the meeting at 7:19 pm, stating he will send the amendments to the Selectboard.

Agenda

1. Call to Order:

The meeting was called to order at 7:20 pm by Chairman Richards.

2. Review of Minutes of Previous Meeting:

Approval of Minutes: Regular meeting - June 18, 2025

It was noted that the copy of minutes distributed for the meeting was the incorrect one, but that the PC did not need a new copy as they had read them before the meeting. Mrs. Sienkiewicz stated that she saw a mistype on page first page, last paragraph, second sentence: "he" should be changed to "the". No other changes were noted. Mrs. Sienkiewicz **motioned at 7:22 pm to accept the minutes of June 18th with the changes discussed.** The motion was seconded by Mrs. Finley. All were in favor and the motion passed.

3. New Business:

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

Mrs. Sienkiewicz gave a brief summary of the discussion with the State Historical Society. She emphasized the fact that the meeting felt very hopeful, that the State was looking forward to helping Fair Haven in any way they can. Chairman Richards stated that it was made clear that Fair Haven did NOT need to create a design review board to comply with State Requirements for designation. The State explained that they knew it was harder on smaller towns to have so many different boards to fill. Chair Richards suggested at the next meeting the PC go over the example Historical Bylaws and spend time thinking about the requirements that would best suit the town. He said he would enlist some assistance from Mr. Solomon from RRPC and Mr. Halloway to help clear up the bylaws; as the State said they needed some review. He also noted that it was suggested that the PC get together any interested parties and take a tour of the proposed Historic Downtown area to discuss and get input on the development of the bylaws.

Chairman Richards suggested that the PC table more discussion until the next meeting as much work had already been completed.

4. Other Business:

a. Review of Mail:

i. None

b. Public Comment:

i. None

5. Adjournment:

Mrs. Finley **motioned to adjourn at 7:31 pm.** Mrs. Sienkiewicz 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 July 16, 2025 at 7:30pm