

**Fair Haven Planning Commission**  
**PUBLIC HEARING**  
Town of Fair Haven - October 23, 2025

**Commissioners Present:** Deborah Laiacona - Vicechair, Linda Sienkiewicz - clerk, Ann Finley, Sam Lucci

**Commissioners Absent:** Robert Richards - Chair

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

**Agenda**

1. **Call to Order:** The meeting was called to order at 7:38 pm by Vice-Chair Laiacona.
2. **Public Hearing:**
  - a. **The purpose of the hearing is to amend the Town of Fair Haven Zoning Regulations by incorporating local historic district regulations (Section 930) and making changes to the table of uses and zoning map to clarify existing provisions and align flood hazard zoning district boundaries with FEMA's most up-to-date flood hazard boundaries.**

Vice-Chair Laiacona that thus far no members of the public were present, but the PC would wait for the possible interest of the public.

Vice-Chair Laiacona asked the ZA if any other discussion could happen other than what was listed on the hearing notice. ZA Adams stated they can have discussion, but no decision can be made.

Vice-Chair Laiacona asked about the news article that stated the plan of the SelectBoard to not fund the EDC in the 2027 budget. She stated a big focus of the Downtown Designation application (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))) was to demonstrate to the State unity within the Downtown area. She stated the application requires the downtown organization to have a budget. She fears if the current budget goes through the PC might not be able to achieve the Downtown Designation; she feels the application is in jeopardy if there is no budget.

Mr. Lucci stated the previous EDC had a budget of \$7000 with the 2026 budget. 2027 may not have a budget, the reason why hasn't been discussed yet. At the Select Board meeting Town Manager Gunter hit the quick budget points. Vice Chair Laiacona stated cutting a budget is ok if needed, but this is a hard hit for this application. Ms. Finley asked what if the State people saw we haven't funded the EDC. Mr. Lucci asked who our application could be rejected by? The PC suggested Gary Holloway, the State Downtown Program manager. Vice-Chair Laiacona showed Mr. Lucci the application for the DT Designation and explained the process that the PC had been following. Step 9 of the application stated the need for a budget. Mr. Lucci stated he believed it was just an oversight of the Town Manager in his budget creation, the issue just needs to be brought to his attention.

Mrs. Sienkiewicz left at 7:55 pm for other commitments.

Vice-Chair Laiacona stated at 8:00 pm that no members of the public had arrived yet. ZA Adams asked that the PC ask Mr. Logan from the RRPC for a red-line copy of the changes to the zoning regulations. Mr. Lucci stated there is an on-line tool called Diff Checker (<https://www.diffchecker.com/>) that can create a red-line copy as long as there are electronic copies of each document.

The PC discussed the schedule of adoption for the new regulations with the SelectBoard. The ZA stated he would like a clear copy of the changes to be able to explain to any that ask what the new changes are.

ZA Adams also stated that he isn't sure when the PC budget might need to be submitted to the Selectboard and to keep that in their minds. He asked Mr. Lucci to please look out for the PC budget.

### 3. **Adjournment:**

Mrs. Finley **motioned to adjourn at 8:06 pm.** Mr. Lucci seconded the motion. All were in favor and the meeting was adjourned.

Respectfully Submitted,  
Jennifer Jackson, Minute-taker

\*\*\*The Next Commission Meeting will be held on November 5, 2025 at 7:30 pm\*\*\*