

Fair Haven Planning Commission

Town of Fair Haven - November 19, 2025 - Regular Meeting

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

Commissioners Absent: Deborah Laiacona - Vicechair

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

Agenda

1. **Call to Order:** The meeting was called to order at 7:30 pm by Chair Richards.

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

Approval of Minutes: Regular meeting - November 5, 2025

Mrs. Finley motioned to accept the minutes of November 5th with the correction discussed. The motion was seconded by Mrs. Sienkiewicz. Discussion included changing the spelling of Mrs. Laiacona's name on page 2. All were in favor and the motion passed.

3. **New Business:**

a. **Review of 2024 Fair Haven Town Plan Goals and Actions.**

Chairman Richards stated the PC will review the Goals and Actions that were created for the Town Plan. His plan is for the PC to go through the recorded goals and actions and see what progress, if any, had been made on them and to designate a person or entity that needed to give an update on the goals. He would like to make people aware of their responsibility. He stated that he had received word that the Historical Society would be willing to help as needed. Chair Richards stated a lot of the work they completed for the Downtown designation application helps to meet goals and actions in the Town Plan. Mr. Lucci asked how this work would be presented. Chair Richards stated they would share the information with the selectboard. He asked the PC to start by looking at the goals on page 4 of the Town Plan and to pencil in what the town has achieved since the creation of the goals.

- Page 4 - *To guide future growth and development of land, and public services, and to protect the environment, the Plan identifies the following goals.*
 - 1st Goal (*To Plan for, finance, and provide an efficient system of public facilities and services to meet current and future needs.*)

Mr. Lucci pointed to the New DPW Building.

- 2nd Goal (*to broaden access to educational and vocational training opportunities sufficient to ensure the full realization of abilities of Fair Haven's residents.*)

Mrs. Finley asked how the Planning Commission was supposed to answer the Goal. Chair Richards stated we can point to things that are happening, like the interns that help with the waste water plant.

- 3rd Goal (*To encourage the availability of safe and affordable childcare*)
- 4th Goal (*To maintain and enhance recreational opportunities for Fair Haven's residents and visitors, and to preserve Fair Haven's New England Character*)

Chairman Richards stated that the PC could point to the new Historic regulations. He noted that goals do not need to be solved right now.

- 5th Goal (*To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and to expand economic opportunities*)

Chairman Richards stated the Skyline study would fit here.

- 6th Goal (*Ensure and support the availability of safe and affordable housing for all residents and the efficient use of land.*)

Mrs. Finley pointed to the subdivision regulations. ZA Adams suggested the PUD in the commercial district for more opportunities for housing.

- 7th Goal (*Encourage a welcoming community where individuals and families from diverse backgrounds want to live in Fair Haven and are valued and respected.*)

Mrs. Sienkiewicz suggested the Dog Park and the painting of the Fence posts in the Park.

Chairman Richards suggested the Food Truck Frenzies that have been happening. Mr. Lucci stated the REAL Rutland Concierge Program presentation from CEDRR

(<https://realrutland.com/about-us/>) for housing.

- 8th Goal (*To provide safe, convenient, economical, and energy-efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.*)

Chairman Richards stated we have no bike paths, but ongoing improvement of sidewalks. Mrs. Finley pointed to the lights that were installed for the crosswalks. She also pointed to the BUS

- 9th Goal (*To identify, protect, preserve, and showcase important natural, scenic, cultural, and historic features and areas of Fair Haven's landscape.*)

Mrs. Finley pointed to the report that went along with the Historic District that was created with the walking tour. Mr. Lucci stated the report could go along with Goal 15 as well.

- 10th Goal (*To maintain and improve the quality of air, water, wildlife, and forests.*)

Mr. Lucci pointed out the efficiencies with HVAC in the town office. He asked if this has happened in the schools or not.

- 11th Goal (*To support local agriculture, forestry, and related industries.*)

No comment

- 12th Goal (*To provide for the wise and efficient use of Fair Haven's slate and geologic resources.*)

ZA Adams asked if there was an operating quarry in town. Chair Richards stated there is one on River Street.

- 13th Goal (*To make efficient use of energy, reduce emissions of greenhouse gases, and find a balance between the use of fossil fuels and renewable resources.*)

Mr. Lucci pointed to the electric car chargers in the new public parking area and the Level 3 charger there, as this is a big draw to long distance travelers and could bring business into town. ZA Adams asked if there was a report of their use. There was no report known that is available.

- 14th Goal (*To support flood resiliency and ensure the Town of Fair Haven can recover from flood events quickly.*)

New Hazard Mitigation Plan

- 15th Goal (*To plan development to maintain the historic settlement pattern of compact villages separated by rural countryside.*)

Chair Richards stated the PUD development is a good example and the Downtown Designation plans.

They moved on to page 11 History and Culture Goals and Actions:

Goals:

- | |
|---|
| <ol style="list-style-type: none">1. To identify, protect, preserve, and showcase important natural, scenic, cultural, and historic features and areas of Fair Haven's landscape. |
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Actions:

1. *Generate a Town open space, significant features, recreation/open space, and natural resources plan and work with the RRPC to acquire grants funds to lower the cost of creating and implementing the plan.*
2. *Continue to support Concerts in the Park, Spring Fling, Apple Fest, and other cultural events that promote Fair Haven and its viability as a sub-regional cultural hub to the greater Rutland County and eastern Washington County, New York regions.*
3. *Support the owner of the Opera House to help realize and reopen the venue for additional value-added cultural opportunity.*
4. *Promote cultural events by local and regional chambers of commerce, and the Fair Haven Historical Society in and around Fair Haven, especially related to cultural events.*
5. *Research and implement ways that ensure the preservation of Fair Haven's historic architecture and history.*
6. *Apply for historic grants (e.g., Historic Preservation of Vermont and the Vermont Community Development Program) to carry out Town-identified projects of historic consequence.*
7. *Create a Historic Preservation Board*
8. *Work with the Fair Haven Historical Society to do interactive presentations on Fair Haven's history. These presentation shall be for a variety of audiences, including for school-aged children.*
9. *Identify and designate a site for a museum that honors Fair Haven's history.*
10. *Ensure the integrity of the Green by forming a town committee and by annually allocating money to this effort.*
11. *Review and update Historic Properties currently listed on the State and National Registers of Historical Places*
12. *Review permits that pertain to Historic properties to ensure the historical integrity of the town is maintained.*

13. *Create a binder containing the full history of the town of Fair Haven that will be available for the people.*

Mr. Lucci asked if a Historic Preservation Board had been created. Chair Richards stated no, but the EDC was supposed to take that role.

Mr. Lucci also asked if there was any word from Mr. Nelson on selling his building. ZA Adams explained that Mr. Nelson had gone through the ZBA to allow for performances there. He was approved for what he asked for.

Ms. Jackson stated the Library might be in the work with Action item 8 material.

Mr. Lucci stated that for number 9 the room upstairs in the Town Office for the historical society.

Chair Richards stated for number 10 that the Town Green is very protected with the deed. ZA Adams stated that the green is zoned for recreation.

Mr. Lucci asked for number 11 if the Historical Society had strict views of what was "historical" in town. He asked if any "younger" buildings had been added to the registry. He stated that his company is trying to turn the Brandon Training School into apartments and they are looking at the history of the building and trying to keep it historical and functional.

Mr. Lucci asked about number 13. Mr. Richards stated it had been created.

4. Other Business:

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

5. Adjournment:

Mrs. Sienkiewicz **motioned to adjourn at 8:23 pm.** Mrs. Finley 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 December 3, 2025 at 7:30 pm