

Fair Haven Planning Commission
Town of Fair Haven - April 15, 2026 - Regular Meeting

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

Commissioners Absent:

Others Present: Phil Adams - Zoning Administrator, Jennifer Jackson - recording secretary

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:**

a. **Approval of Minutes: Regular meeting - March 18, 2026
(April 1, 2026 Cancelled)**

Mrs. Finley **motioned to accept the minutes of March 18th with corrections.** The motion was seconded by Mrs. Sienkiewicz. Discussion included the following changes:

- Changing the nomination of Commission Clerk to Sam Lucci rather than Linda Sienkiewicz.

All were in favor and the motion passed.

3. **New Business:**

a. **Discussion of the latest developments of Vermont Act 181**

[Community Investment Program Downtown Designation: Step Three Center Application: https://outside.vermont.gov/agency/ACCD/ACCD_Web_Docs/CD/CPR/State-Designation-Programs/CPR-DT-Downtown-Designation-Step-Three-Guidelines-FINAL.pdf](https://outside.vermont.gov/agency/ACCD/ACCD_Web_Docs/CD/CPR/State-Designation-Programs/CPR-DT-Downtown-Designation-Step-Three-Guidelines-FINAL.pdf) .

Chairman Richards stated there looks like a potential for repeal of the road rule, but keeping tier 1 with Act 181. He suggested to the PC that they spend time working on the Downtown Committee, but not work on more of the Step Three Application until the turmoil with Act 181 is settled. Mrs. Sienkiewicz asked for clarification on the changes being proposed or asked for. Chair Richards stated with Act 181 if land is given to someone a road must be built to it, causing the land to fall under Act 250 regulations, which causes a lot of expense on the landowners end. Mrs. Sienkiewicz asked about the Tiers of the Act. Chair Richards gave a brief explanation (<https://act250.vermont.gov/new-land-use-review-framework-act-181>), but suggested that the Planning Commission hold off on meeting discussions until the legislation decides what they will be doing about Act 181. He suggested that the PC still work on Downtown Partnership organization as the benefits of the organization are good no matter how it is formed. Mr. Lucci shared an Act 181 Summary document with the PC. Chair Richards explained that the goal was to preserve vast pieces of land, but cutting into people's ability to help families with their land is a challenge. Mrs. Sienkiewicz asked what happens to the downtown designation if they repeal the Act? Chair Richards stated he didn't believe they would go as far as repealing the Act. He believes they would more likely re-word the document. It was suggested to talk to the interested parties for the downtown committee and let them know what they will do when the

law is settled. Mr. Lucci asked if the DT Partnership is still good? Mrs. Finley stated yes, but if the Act is repealed then the benefits are also taken away.

Chair Richards suggested the PC pause for now on discussion. He let the PC know that there will be training held the next three Thursday evenings at 6pm on Basic Land Use Training.

4. Other Business

a. Public Comment: None

b. Review of Mail:

- i. Letter from Vermont Public Utility Commission - see below.
- ii. Notice of three Part Training with RRPC, 2 Rivers Ottaqueechee and Mt. Ascutney Planning Commissions. - see below

c. Other:

Mr. Lucci explained that at the last Selectboard meeting Mrs. C Hutchins came with the request of changing the chicken rules. There is a bill in the House and Senate that would relieve municipalities of the ability to regulate chickens. They may have wording that municipalities don't have control. His suggestion is that Fair Haven not waste time crafting perfect wording, but wait for the State to decide.

Mrs. Finley stated maybe the PC should discuss the applicants for the open position. Chair Richards stated it isn't their decision, but the PC can send a recommendation to the Selectboard. It's the Selectboard's job to decide who fills the seat. He suggested that the agenda for the next meeting include recommending a new member to the Selectboard. ZA Adams stated he does have an application for the next meeting.

ZA Adams also let the PC know that an application in the Historic District may soon be coming through.

5. Adjournment:

Mrs. Finley **motioned to adjourn at 8:05 pm**. Mrs. Sienkiewicz 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 May 6, 2026 at 7:30 pm

ESSENTIALS OF PLANNING & LAND USE MUNICIPAL TRAINING SERIES


Mount Ascutney, Rutland Regional, and Two Rivers-Ottauquechee - Regional Planning Commissions are offering a three-part training series for municipal officials. Each training will provide high-level guidance on the essentials of land use, with a focus on planning, implementation, and regulations.


SERIES 1: MUNICIPAL PLANNING

Learn what planning is and what makes a strong, effective municipal plan.

 Date & Time: Thursday, April 16th, 2026 @ 6:00 PM

 Host: Mount Ascutney Regional Commission (MARC)

 In-Person: 38 Ascutney Park Road, Ascutney, VT 05030


 Virtual: Zoom


- tinyurl.com/Essentials1Planning
- Meeting ID: 89148819297 Passcode: 473511





SERIES 2: PLAN IMPLEMENTATION

Understand how to put your town plan into action through practical strategies and tools.

 Date & Time: Thursday, May 21st, 2026 @ 6:00 PM

 Host: Rutland Regional Planning Commission (RRPC)

 In-Person: 16 Evelyn Street, Rutland, VT 05701


 Virtual: Teams


- <https://tinyurl.com/Essentials2Implement>
- Meeting ID: 273772 70876049 Passcode: wQ3F3Hr3





SERIES 3: LAND USE REGULATIONS

Explore the fundamentals of land use regulations and how they guide community development.

 Date & Time: Thursday, June 18th, 2026 @ 6:00 PM

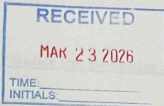
 Host: Two Rivers-Ottauquechee Regional Commission (TRORC)

 In-Person: 128 King Farm Rd, Woodstock, VT 05091

 Virtual: Zoom

- tinyurl.com/Essentials3Regulations
- Meeting ID: 87622484768 Passcode: 435411





Debra L. Bouffard
dbouffard@sheeheyvt.com

VIA ePUC
March 19, 2026

Ms. Holly Anderson, Clerk
VERMONT PUBLIC UTILITY COMMISSION
112 State Street, 4th Floor
Montpelier, VT 05620-2701

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 Holly:

Pursuant to Condition 4 of the Certificate of Public Good (“CPG”) issued in the above-referenced case on December 11, 2025, I write to inform the Vermont Public Utility Commission, the parties, and the Town of Fair Haven, Vermont, that Green Mountain Power (“GMP”) has fulfilled all pre-site preparation CPG conditions, and GMP plans to begin site preparation for the new Fair Haven Substation on March 23, 2026.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

SHEEHEY FURLONG & BEHM P.C.

/s/ Debra L. Bouffard

Debra L. Bouffard

DLB/

cc: Service List (via ePUC, or US Mail and email)

Case No. 25-0593-PET – Service List For Notice Re: Beginning Site Preparation

* Donald J. Einhorn, Esq.
Vermont Agency of Natural Resources
1 National Life Drive, Davis 2
Montpelier, VT 05602-3901
donald.einhorn@vermont.gov

* Matthew Bakerpoole, Esq.
Vermont Department of Public Service
112 State Street 2nd Floor Montpelier, VT 05620
matthew.bakerpoole@vermont.gov

* Willy Jane Patry, Esq.
Agency of Agriculture, Food & Markets
116 State St Montpelier, VT 05620
willyjane.patry@vermont.gov

Devon Neary, Executive Director
Rutland Regional Planning Commission
PO Box 430
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Joe Gunter, Town Manager
Town of Fair Haven
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Fair Haven, VT 05743
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Bob Richards, Chair
Town of Fair Haven Planning Commission
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Brichards2355@gmail.com

Glen Traverse, Chair
Town of Fair Haven Selectboard
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Gtrav8695@comcast.net

(* Indicates service via ePUC)