

Fair Haven Planning Commission
Town of Fair Haven - August 26, 2026 - Regular Meeting

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

Commissioners Absent:

Others Present: Phil Adams - Zoning Administrator, Garrett Blanchard, Barbie Blanchard

Agenda

1. Call to Order:

The meeting was called to order at 7:31 pm by Chair Richards. Chair Richards noted that the recording secretary was not present and asked each person present to identify themselves when speaking as the meeting is being recorded and will be reviewed and written up at a later time.

2. Review of Minutes of Previous Meeting:

a. Approval of Minutes: Regular meeting - August 12, 2026

Mr. Lucci, at 7:32 pm **motioned to accept the minutes of August 12th as written.** The motion was seconded by Mrs. Sienkiewicz. All were in favor and the motion passed.

3. New Business:

- a. Application # A2026-34. Applicant Garrett Blanchard proposed to use the vacant, paved area of the 1.3 acre lot for shipping container self-storage and outdoor RV, boat and vehicle storage. Property owner: Joshua Markie. Location: 0 Prospect Street, (currently no 911 Street number assigned.). Fair Haven Tax Map number 24-50-47**
- b. Continued discussion of possible changes to update the zoning regulations Article IX - General Regulations, Section 910-Keeping of Animals, Following the enactment of the State Law Act 166 (H.941.)**

Chair Richards read the application summary and when he got to the location the planning commission was curious to know exactly where the address was. ZA Adams explained that there is no E-911 address associated with the location currently and is near the old outlet land the town owns. It is the next lot to the west of the outlet land. It goes from the River to the Street. ZA Adams guided them to the application, Mr. Lucci showed the Google map of the area in question.

Chair Richards asked Mr. Blanchard to present an overview of the application then asked if ZA Adams would share his input. Mr. Blanchard stated that he is looking to purchase the property and will only do so if he can do something with the property. His first communication was with ZA Adams about fencing the space and making parking for boats and RV's and outdoor storage. He talked with his wife and they decided together to also use container storage to obtain revenue while waiting for fencing to be complete. The main goal is to fence the area so people can park vehicles with as much access as possible, maybe 6 am to

9 pm, but wanted to share ideas with ZA Adams before settling. He did speak with the ZA for about half an hour after delivering the application to the Town Clerk's office. Mr. Blanchard states he doesn't want to change the property tons, other than placing a fence. He hopes people would use it for winter storage of boats and trailers. Mrs. Finley asked if a fence was even needed. ZA Adams stated there is no regulation in zoning requiring a fence. But it could be a condition that the PC or ZBA places on the application. Mr. Blanchard stated remembering trucks being parked there when he was young. He didn't feel his idea is too different from the previous uses of the land, just with smaller vehicles and boats.

ZA Adams stated he mistakenly referred Mr. Blanchard to the PC when it should have gone to the ZBA for review. If it really is a storage facility with containers, zoning has a condition in light industry and storage facilities. He stated he made copies from the Fair Haven Zoning bylaws containing definitions and the table of uses for everyone to look at and understand. Chair Richards asked if the business would be a storage facility? ZA Adams stated with just parking for a period of time it could have been considered some type of retail service, whereas an area is rented for a period of time for a fee. This logic was the reasoning for referring to the Planning Commission. After he and Mr. Blanchard discussed the idea of uses for the space and when he noticed the difference in application ZA Adams now currently doesn't believe it can be considered a retail use and must be considered a storage facility, because physical storage will be in the containers that operates the same way as a built storage facility. Because of this reason the application, ZA Adams feels, should be reviewed by the ZBA. He did want to give Mr. Blanchard a chance to speak with the commission and feel out the opinions from all parties. Mr. Blanchard stated he doesn't care to do the shipping containers if it will be a hassle. It was the second idea and may have changed the application if he had known about it before speaking with ZA Adams. Chair Richards asked if the containers would ultimately be part of the location and if it should be considered at the PC level when reviewing the application. He also didn't notice any discussion about lighting at the facility. Chair Richards stated he feels the application should be a ZBA application and container usage should be considered because it seems a logical step to the business, but he also feels lighting would be an important part of the application because of hours and homes within the area. Mr. Lucci stated that with the definition of light industry the applicant's purposes seem to be a storage facility in general with or without storage containers. ZA Adams stated he may have had an error in his thinking in sending the application to the PC. Mr. Blanchard stated that Mr. Markie does park Penske trucks at the lot, but not for long periods of time.

Chair Richards stated there are two separate questions; the first is whether the application should be in front of the PC or not. The second is of no value if it's not here, the form being incomplete. First we should determine where the application should be, he asked for opinions. Mrs. Finley asked how hard approval from the zoning board should be. ZA Adams stated that ZBA has a public hearing requirement, that process requires time. ZA Adams stated PC has a process to change use as well which requires time. He feels the application will have no issues complying with the requirements of the ZBA; there are checklists. PC and ZBA look at similar requirements for the location, but the ZBA has a few more specifics.

Mr. Lucci asked if these previous storage practices were for retail purposes or personal use? ZA Adams stated for the most part personal use. Mr. Lucci notes that is a distinct difference to him. ZA Adams previous parking hasn't noted any issues in his mind.

At 7:47 pm Mrs. Finley **motioned to refer the application to the Zoning Board of Adjustment for review.** The motion was seconded by Mr. Lucci. Chair Richards called for discussion. Mr. Lucci noted his opinion of a good use. All were in favor and the motion passed. Chair Richards suggested to Mr. Blanchard to firm up timing and use. ZA Adams asked him to come back to his office to help him with the process going forward.

Chair Richards tabled the **discussion of the zoning regulations and Article IX 910 following the State Law changes** as Mr. Lucci needs more time for edits. Mr. Lucci stated many of the sections of Burlington's bylaws would be better as Ordinances for Fair Haven than zoning bylaws.

4. Other Business

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

5. Adjournment:

Mrs. Sienkiewicz **motioned to adjourn at 7:58 pm.** Mr. Lucci and 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 September 9, 2026 at 7:30 pm