

TOWN OF FAIR HAVEN
 PLANNING COMMISSION
 REGULAR MEETING –February 16, 2011

Commission Members Present

MEMBER	X = HERE	MEMBER	X = HERE
Kevin Durkee		Bonnie Rosati – Clerk	X
David Eighmey - Vice Chair	X	George Stannard – Chair	X
Nicholas Michael			

Others Present: Phil Adams-Zoning Administrator; Jessica Burlett-Applicant

CALL TO ORDER:

Meeting called to order at 7:15 pm by George Stannard – Chair

NEW BUSINESS

Jessica Burlett

Application for approval of a change in use from restaurant/banquet hall to a private school serving grades K-8 and a preschool. Requests approval of signs and fencing for the new use.

Property Owners: Michael Mancino, Jr and Joan Gatto
 Location: 447 Route 4A Tax map 22-01-11

Phil Adams-ZA explained that the application had been incorrectly referred to the ZBA for a variance and warned for public hearing. Mr. Adams requested that as this proposed development had been warned for a public hearing for the ZBA that the Planning Commission consider this development as minor development.

A school is a permitted use in the commercial district.

Ms. Burlett explained that initially the project would serve grades K-3 and then expand to include grades 4-8. There will be multi-age classrooms with 10 children per classroom. This will be a licensed independent school.

Parking for staff will be to the south of the building with tenant parking to the north of the building. Parking for student drop off and pickup will be in the front of the building.

It was recommended that Ms. Burlett look into closing up the front parking area creating entrance/exit areas.

Busing will take place before and after school for the after school program.

Ms. Burlett indicated they would like to move the exiting large sign “Community Kids” from their current location to the new location where it would be flush mounted to the building and a smaller free standing sign that would be place near the road.

The Commission determined that is more than sufficient parking for this development.

A third sign for the “Roots and Wings Academy” will be erected at a later time. Mr. Burlett will contract the ZA for approval of this sign.

There will be no change in the exiting lighting on the building.

Ms. Burlett would like to add fencing in the back of the building for play areas and gardens.

Ms. Burlett has contacted the State Permit Specialist regarding water and sewer.

Dave Eighmey moved the Commission to consider the proposed development as minor development. Bonnie Rosati seconded. Motion carried.

Bonnie Rosati moved the Commission to approve a change in use from restaurant/banquet hall to a private school, approve two signs as presented and the proposed fencing. Dave Eighmey seconded. Motion carried.

UNFINISHED BUSINESS

Chairman Stannard presented a letter to the Public Service Board requesting party status in the Beaver Wood application for the Commission to review and sign. Mrs. Rosati asked if the Commission was looking for Intervener Status. Mr. Stannard indicated it was party status so the Commission could provide testimony. Mrs. Rosati questioned if party status would provide the opportunity the Commission was looking for. The letter was signed and will be sent to the Public Service Board. A copy will be included in the Beaver Wood binder.

REVIEW OF MINUTES

Dave Eighmey moved the Commission to approve the minutes of the January 5, 2011 meeting. Bonnie Rosati seconded. Motion carried.

OTHER BUSINESS

None

REVIEW OF MAIL

Mrs. Rosati reported several mailings had been received regarding the Beaver Wood PSB application. One of the mailings was Beaver Wood's response to the PSB regarding the question of PSB's jurisdiction over the pellet plant portion of the facility. Mrs. Rosati indicated the some state agencies are concerned that permitting the pellet plant by the PSB without Act 250 review would set a precedent in permitting issues.

The Commission received a copy of the Select Board letter to the PSB requesting party status.

There were several other mailings regarding Beaver Wood regarding filings and the PSB accepting motions filed.

An e-mail was received from Town Attorney Bloomer explaining the difference between party status and intervener status.

A notice was received from VLCT regarding a seminar to be held on March 10 via interactive TV. The seminar will discuss Public Service Board Proceedings and the Municipal Role. Stafford is the VIT site. Mrs. Rosati will be attending. The flyer was left with Mr. Adams if anyone else is interested in attending.

PLANNING COMMISSION STIPENDS

Mrs. Rosati presented the Chair with a list of Commissioners and the amount of the stipend they would receive.

Dave Eighmey moved the Commission to approve payment of the Planning Commission stipends as listed with \$150 for the Chair and \$100 each for Commissioners for a total of \$550 for FY 2010/2011. Bonnie Rosati seconded. Motion carried.

TOWN PLAN

No action

BEAVER WOOD

No action

PUBLIC COMMENT

Phil Adams, speaking as a member of the public, reported that Bonnie Rosati was reappointed to the Commission for a four year term.

OTHER

Mrs. Rosati reported that during the Select Board meeting the issue of advertising for these possessions came up.

Mrs. Rosati also shared with the Commission an e-mail she received from Karen Close that had been directed to Ron Adams and an e-mail she had sent to Ron Adams. Mrs. Rosati did not respond the Close e-mail and Adams did not respond to hers.

It is the Commissions belief that advertising these re-appointments does not serve the Town's best interest. Having new people every couple of years leaves the Commission continuously in training mode. It takes time for new members to understand the legal requires of the Planning Commission. The Commission, in the past, has had new members appointed that only attended a meeting or two and quickly lost interest because of the requirements of the position and time commitment required.

Dave Eighmey moved the Commission to adjourn. Bonnie Rosati seconded. Motion carried.

ADJOURNMENT

8:25 pm - Meeting adjourned.

Respectfully submitted,
Bonnie Rosati