

TOWN OF FAIR HAVEN  
 PLANNING COMMISSION  
 REGULAR MEETING –March 2, 2011

**Commission Members Present**

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

Others Present: Phil Adams-Zoning Administrator; Ed Davis and Tammy Howard – Applicants; Neil Robinson

**CALL TO ORDER:**

Meeting called to order at 7:12 pm by George Stannard – Chair

**NEW BUSINESS**

Tammy Howard and Ed Davis – Pawn Shop

Application for approval of the additional use of retail sales of pawned items in the existing building currently used for sales and service vehicles and recreational vehicles.

Property Owner: Ed Davis Location: 751 Washington St (Ed Davis Auto) Tax Map 20-01-01.1

The pawn shop would be located inside the existing building in an existing small retail space. The pawn shop will be accepting only small items such as small appliances, CD, jewelry etc.

Hours of operation will be Monday through Friday from 9:00 am to 6:00 pm and Saturday from 9:00 am to 4:00 pm. There will not be any advertising, no additional lighting and no signs.

Pawnbrokers are regulated under 9 VSA Chapter 97, Section 3861-3871.

If guns are accepted they will be located in a locked gun safe behind a locked door. The premises are covered by an alarm system and video system.

There is more than ample parking available.

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

Dave Eighmey moved the Commission to approve the pawn shop contingent on the applicants obtaining a license from the Fair Haven Select Board and all federal and state permits required. Bonnie Rosati seconded. Motion carried.

**UNFINISHED BUSINESS**

None

**REVIEW OF MINUTES**

Dave Eighmey moved the Commission to approve the minutes of the February 16, 2011 meeting. Nick Michael seconded. Motion carried.

**OTHER BUSINESS**

None

## REVIEW OF MAIL

None

## TOWN PLAN

Distributed copies of revisions.

## BEAVER WOOD

Chairman Stannard asked Mrs. Rosati's what her position and what Rutland Regional Planning Commissions position is on Beaver Wood. Mrs. Rosati stated that she supports this project as she has stated from the beginning but the application is incomplete and there are questions that have not been answered. Mr. Stannard believes that is up to the PSB. Mrs. Rosati stated that Rutland Regional Planning Commission has not made a decision as to whether they support or do not support this project. To her knowledge Rutland Regional Planning Commission staff has questions that they have submitted to Beaver Wood and to her knowledge have not received a response. Commissioner Michael asked if it was the jurisdictional issue. Mrs. Rosati stated it is more than the jurisdictional issue, their looking for some of the studies that have not been completed.

Chairman Stannard stated that if Mrs. Rosati is not adamantly for it as she is representing the whole town full of people that are. Mrs. Rosati stated that she has told Rutland Regional Planning Commission that the Select Board and the Fair Haven Planning Commission support this project.

Neil Robinson stated he attended the Select Board meeting where Mark Blucher was present. He stated that people were dismayed because Rutland Regional was taking a neutral position. Mr. Robinson stated he asked Mr. Blucher if he had any recollection of the Fair Haven Representative advocating for Beaver Wood. Mr. Blucher stated he did not recall. Mrs. Rosati stated the Mr. Blucher is not at every committee meeting. Mr. Robinson stated he did not care, he is a concerned taxpayer and resident of Fair Haven and that Mrs. Rosati should have been all over this thing. Mr. Robinson continued by stating that this facility could generate up to 70% of tax revenues for the town.

Mr. Robinson said the Mrs. Rosati indicates she is advocating for this and Mr. Blucher says she isn't and he has a real problem with that. What assurances have been given to the Chair (RRPC) that the people in Fair Haven care about this project? That is why the petition is being circulated and that is why they are asking us to call and to have a member of our own Planning Commission, to be told that that person is not advocating for this.

Commissioner Michael asked if there were minutes of those meeting. Mrs. Rosati indicated that there meeting notes. Commissioner Michael indicated that if Mrs. Rosati did the minutes should indicate Mrs. Rosati's position.

Dave Eighmey indicated that there are a few questions that have not been answered but he believes that generally this Planning Commission is in favor of it. Mr. Robinson stated that the messenger could be carrying that message. Mrs. Rosati stated that she has.

Chairman Stannard stated that Mrs. Rosati is representing the town and as far as he knows everyone in town is in favor of this. It is up to Mrs. Rosati to carry that message. Mrs. Rosati stated that perhaps she had not been forceful enough in my statements. Mr. Robinson is bother that the Chair (RRPC) would his comment. RRPC has filed for Intervenor Status. Beaver Wood needs everyone on their side. Mrs. Robinson said that if Mrs. Rosati has advocated for this then the RRPC minutes should reflect that. Mr. Robinson asked if RRPC meetings are taped. Mrs. Rosati told him no. Mr. Robinson stated he hoped the minutes would reflect her position. Mr. Robinson stated he was requested to attend the Fair Haven Planning Commission by a person who has direct linkage to Beaver Wood.

Chairman Stannard indicated that there wasn't anything the Fair Haven Planning Commission could do. Chairman Stannard stated that Mrs. Rosati have never said she was against this but doesn't recall if she has every said she was for it. His only point was that she is representing the whole town and should represent the wishes of the whole town. Mrs. Rosati is appointed to RRPC by the Select Board. Chairman Stannard said the RRPC Representative does not have to be a member of the Fair Haven PC. Chairman Stannard indicated that everyone he has spoken with is for Beaver Wood. Mr. Robinson stated this is a huge project and has enormous potential.

Mrs. Rosati asked Mr. Robinson if he had heard any comments from people who might be against this project. Mr. Robinson said that only one had indicated their concern about the contractor involved. Mrs. Rosati asked Mr.

Robinson if people are reading the applications and updates on Beaver Woods website. Mr. Robinson stated he did not think so. Mrs. Rosati asked if people knew what was going on. Mr. Robinson he would not say that either. Mr. Robinson said in one of Beaver Woods presentations he asked them what kind of feedback they were getting and Beaver Wood indicated they were not getting any feedback. Mrs. Rosati stated that she felt there had not been enough publicity or public meetings to get the information out and are feels that people are basing their opinion on Beaver Wood based on rumors instead of facts.

Chairman Stannard indicated that the Planning Commission may have made a mistake in signing off on Beaver Wood early on and Mrs. Rosati did not want to sign off on it early on as there was not enough information. The Planning Commission has filed for party status.

#### **PUBLIC COMMENT**

See Beaver Wood discussion

Mrs. Rosati stated that at Rutland Regional Planning Commission she is not on the committee that deals with Beaver Wood. Rutland Regional Planning Commission has several standing committees one of them is the Regional Issues Committee which she am not a member of.

#### **OTHER**

##### **Commission Re-Organization**

Mrs. Rosati stated that this was to be the Commissions organizational meeting as stated in our Rules of Procedure, the first meeting after Town Meeting but she did not think of it in time to put it on the agenda. She asked if the Commission wanted to handle it now or wait for the next meeting.

Kevin Durkee moved the Commission to retain George Stannard as Chair, Dave Eighmey as Vice-Chair and Bonnie Rosati as Clerk. Nick Michael seconded. Motion carried.

Nick Michael moved the Commission to adjourn. Kevin Durkee seconded. Motion carried.

#### **ADJOURNMENT**

8:02 pm - Meeting adjourned.

Respectfully submitted,  
Bonnie Rosati