

TOWN OF FAIR HAVEN
 PLANNING COMMISSION
 REGULAR MEETING – July 21, 2010

Commission Members Present

MEMBER	X = HERE	MEMBER	X = HERE
Rebecca Audet		Nicholas Michael	
James Coombs	x	Bonnie Rosati, Clerk	x
Kevin Durkee	x	George Stannard, Chair	X
Dave Eighmey, Vice Chair	x		

Others Present: Phil Adams – Zoning Administrator; Veronic Cote – Applicant; Louis Vandenburg, Jr. – Applicant

CALL TO ORDER:

Meeting called to order at 7:09 pm by George Stannard – Chair

NEW BUSINESS

Application A2010-039 Louis Vandenburg Jr.

Request for approval to construct a second single family house on a 36 acre parcel. Location: 2831 Scotch Hill Road. Tax Map # 05-01-05

The new home will be a 2 bedroom, 1 bath and will be owner occupied. Setbacks are met and wetlands are not at issue as the house will be 75 feet from the wetland. There are no issues of meeting the zoning requirements. No decision has been made as to what will happen with the existing house. The applicants were informed to consider placement of the new home and utilities in reference to any future desire to subdivide the property. The property will also contain a well and septic mound system. The foundation will be three sided. This will be a stick built home.

Kevin Durkee moved the Commission to approve Application A2010-039, Louis Vandenburg Jr, as presented. Dave Eighmey seconded. Motion carried.

UNFINISHED BUSINESS

None

REVIEW OF MINUTES

Dave Eighmey moved the Commission to approve the minutes of the June 16, 2010 regular meeting. Bonnie Rosati seconded. Motion carried.

OTHER BUSINESS

Lake Shore

Mrs. Rosati reported that the new zoning map shows a lake shore around Glen Lake but there is nothing in the text of zoning regarding lake shore.

Lake shore will be added to the table of uses with the same criteria as the old zoning and a Lake Shore district will be included in the chart. The only uses will be single family residence, non-commercial boat house and accessory structures as permitted uses. The 75 foot setback from the

shore line will be maintained. A definition of boat house(non-commercial) will be added.

Village Center

Mrs. Rosati reported the Fair Haven is a designated village center and that designation is coming up for renewal.

We do not have a regionally approved town plan at this point in time. Mrs. Rosati indicated she has spoke with Regional about this issue. Mark Blucher has indicated he is willing to review our town plan and set a time period for having a regionally approved town plan and provide a letter of support for the renewal of the village center designation. The advantages of the village center designation are tax credits for income generating businesses. The tax credits have been taken advantage of by some property owners.

Mrs. Rosati asked if the Commission would allow her to work with Mark Blucher with the town plan. The consensus of the Commission was for her to go forward with this.

Mrs. Rosati proposed that she draft a town plan an present it to the Commission for review and changes by January 2011. Mrs. Rosati will bring chapters to the Commission as they are completed.

Zoning Administrator Report:

State Welcome Center parking area expansion.

The Welcome Center would like to expand their parking area. They are not enlarging any buildings. The Commission reviewed the proposal.

Bonnie Rosati moved the Commission to approve changes to the Welcome Center parking area and access area. Dave Eighmey seconded. Motion carried.

REVIEW OF MAIL

The Commission reviewed notice that Frederick Smith of Bigelow Road has applied for a potable water/waste water permit for a 3 bedroom single family residence.

7:45 pm. The blip in the tape was caused by the power going off in the building and came back on.

PUBLIC COMMENT

No public present

Jim Coombs moved the Commission to adjourn. Dave Eighmey seconded. Motion carried.

ADJOURNMENT

7:48 pm - Meeting adjourned.

Respectfully submitted,
Bonnie Rosati