

Town of Fair Haven Planning Commission

November 5, 2014

Present: George Stannard - Chair David Eighmey - Vice Chair Dani Roberts – Clerk

Absent: Rosalie Cooksey Kevin Durkee

Others: Phil Adams – Zoning Administrator, James Matta, Carl Sbardella, Donna Sbardella, Bob Spaulding.

Call to Order: 7:30 P.M.

New Business – James Matta- Application 2014-052 for approval of a change in lettering on a non-conforming sign. Property owner Keith & Linda Ross. Location: 8 Main Street. Tax map #24-52-28. Jamie informed the commission that the existing sign is old and the top part is rotting. The new sign will be brighter but the same size as the old sign which is non-conforming. David Eighmey made a motion to approve the application as written, 2nd by George Stannard. Passed unanimously.

Karl Sbardella – Application 2014-050 for a 22' X 40' shed roofed addition for storage use in a non-conforming business. Location: 105 Colvin Road. Tax Map 24-52-43-1. Karl explained the shed will have a poured concrete foundation and be used for his business. David Eighmey made a motion to approve the application as written, 2nd by George Stannard. Passed unanimously.

Karl Sbardella – Request to discuss concerns about Zoning Map district boundary line changes made between Residential & Industrial districts in the last zoning regulation update. A lengthy discussion ensued regarding changes made to the Zoning District Map that has had an impact on their business property. The commission agreed that the district should be Industrial, not residential however the Commission is unable to make any changes to zoning until the Town Plan has been completed and has gone through the adoption process. Although the Commission sympathizes with the Sbardella's plight, at this time are statutorily unable to correct the error.

This issue is also impacting Bob Spaulding in his permitting process with the state for a *Regional Transfer Station*. This business is located on Sbardella property. Bob stated that he was unaware that he needed a permit when he started his business at this site over 6 years ago, or that he ever had needed a permit for his business. The state notified the town when Bob applied to them for a State level permit, which brought it to the attention of the town. The state permitting cannot be completed until the town zoning permits have been issued. It was explained to Bob that since the business wasn't permitted before changes were made to the Zoning Districts it is now in a residential district which requires a variance. If the variance is approved then it next goes for a site plan review with the Planning Commission then on to the Zoning Board of Adjustment. This process will take some time. Phil Adams suggested that Bob come in to his office to discuss what steps need to be taken. Bob said he wanted to do things properly and would meet.

Mail – Letters from the state regarding waste water permits for Codey Lybeck and Suzanne L. Parker. Email from Herb Durfee, Town Manager to Pam Clapp, Bonnie Rosati and Phil Adams in regards to Spaulding Enterprises and the application for the *Regional Transfer Station*. Suggesting discussion on expanding industrial operations in the Depot St. Colvin Rd. area.

TDI New England, package of information of the *New England Clean Power Link, Electric Transmission Project*. That would enter Fair Haven from 22A and leave from Route 4.

Approval of Minutes –David Eighmey made a motion to accept the minutes of the October 15th meeting as written, 2nd by George Stannard. Motion passed unanimously.

New Business - There will be a work meeting for the Town Plan on Wednesday November 12, 2014 at 7:00 P.M.

Adjourned: 8:20 P.M.

Next scheduled meeting 7:00 p.m. Wednesday November 19th, 2014

Respectfully submitted
Danielle L. Roberts
Clerk