

Fair Haven Planning Commission
Town of Fair Haven - July 8, 2026 - Regular Meeting

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

Commissioners Absent: Robert Richards - Chair

Others Present: Phil Adams - Zoning Administrator, Jennifer Jackson - recording secretary, Michael Davidson - applicant, Marangey Garcia - applicant

Agenda

1. **Call to Order:** The meeting was called to order at 7:30 pm by Vice-chair Finley.

2. **Review of Minutes of Previous Meeting:**

a. **Approval of Minutes: Regular meeting - June 24, 2026**

Mr. Lucci, at 7:31 pm **motioned to accept the minutes of June 24th as written.** The motion was seconded by Mrs. Sienkiewicz. All were in favor and the motion passed.

3. **New Business:**

- a. **Commercial Sign Application # A2026-25. Applicant Michael Davidson proposes two replacement sign panels for the existing free-standing sign and two vinyl signs for the two, store-front windows. Property owner: Michael Davisson. Location : 95 Main Street. Fair Haven Tax Map number 24-51-27-02**
- b. **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.)**

Vice-Chair Finley read the application summary. She stated that Mr. Davidson and Ms. Garcia were both starting businesses in Town at the location owned by Mr. Davidson. They would be utilizing the same store front and want to have two separate signs in the window to advertise their businesses. She stated there is no change to the building except for the wording on the sign.

Mr. Lucci asked if Mr. Davidson recently purchased the building. Mr. Davidson stated he has owned it for about 30 years.

Vice-Chair Finley showed the photographs of the window designs to the Commission. Vice-Chair Finley stated the building used to be a yoga studio and asked about the ventilation for the new hair salon portion of the building. Ms. Garcia stated that she uses a hepa filter system. Mr. Davidson stated a permit from the State was given. Mrs. Finley suggested the PC conduct a site visit. Mr. Lucci stated the application is for a sign change, and that there hasn't been any change of use to the building, it is still retail sales and services. Mr. Davidson stated there has been nothing done to the inside of the building. Mr. Lucci asked the ZA if the PC was allied to ask for a site-visit for only a sign change. ZA Adams stated that he wouldn't think it would be needed because the use is the same even though yoga to nail and hair, it is still retail sales and use. Not a typical site visit need. Mr. M Richards confirmed it was just a sign change application. Mr. Davidson agreed it wasn't a change in use. Vice-Chair Finley stated she

wanted to make sure that the ventilation was ok for the people living upstairs, she was basing her question from the State of Vermont's permit page. She then called for a motion on the permit application. Mr. Lucci at 7:42pm **motioned to approve the application for signage at 95 Main Street**. The motion was seconded by Mr. M Richards. All were in favor and the motion passed.

Ms. Garcia and Mr. Davidson left the meeting at 7:43pm.

Vice-Chair Finley moved the Commission on to a discussion of the zoning regulations and Article IX 910 following the State Law changes.

Mr. Lucci stated with the new State Law the PC cannot prohibit the keeping of flocks up to 12 birds. The PC can regulate the keeping. He strongly suggests the PC run any new changes past legal council before sending the changes through the approval process. Mr. Lucci stated that for example the current requirement of owning at least 1 acre of land is prohibitive to the keeping of flocks as not all people in the town own one acre of land. He guided the PC to page 44 of the Fair Haven Zoning regulations section 910 - Keeping of Animals. The Planning Commission then held a discussion of how the regulations could be changed to keep smells in control, flocks contained within yards, and still regulate the keeping of other animals in the town as the regulations had before.

ZA Adams asked if the changes to Animal Keeping could be included in the current zoning modifications that are currently being reviewed by the Select Board, Mr. Richards, stated that zoning districts and animal keeping are quite different regulations and that maybe they shouldn't be added on this go round. He then asked Mr. Lucci to check on the legality of adding this change to the current in process changes.

Vice-Chair Finley asked the PC to think about the new law and any changes they would like to see included and schedule a discussion for the next meeting. Mr. Lucci stated he had been trying to see how other towns were handling their chicken regulations but was running into trouble as all towns are now dealing with this new law. He stated that when he talked with VLTC they seemed ok with the set-back requirements the town has in place for chicken rearing. He agreed with Vice-Chair Finley in that each PC member should do their homework and bring any thoughts to the next meeting.

4. Other Business

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

5. Adjournment:

Mr. Lucci **motioned to adjourn at 8:06 pm**. Mrs. Sienkiewicz 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 July 22, 2026 at 7:30 pm