

Fair Haven Planning Commission
Town of Fair Haven - July 22, 2026 - Regular Meeting

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

Commissioners Absent: Mick Richards

Others Present: Phil Adams - Zoning Administrator, Jennifer Jackson - recording secretary, William Morse

Agenda

1. **Call to Order:** The meeting was called to order at 7:30 pm by Chair Richards.

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

a. **Approval of Minutes: Regular meeting - July 8, 2026**

Mrs. Sienkiewicz, at 7:32 pm **motioned to accept the minutes of July 8th with corrections.** The motion was seconded by Mrs. Finley. Mrs. Sienkiewicz stated that on Page 1 last paragraph, 4th line the word *allied* needs to be changed to *allowed*. All were in favor and the motion passed.

3. **New Business:**

a. **Application # A2026-28. Applicant William Morse proposed to begin the retail sales use of a Deli and to add a vinyl letter sign in the store-front window. Property owner: David H. Nelson. Location : 37 Main Street. Fair Haven Tax Map number 24-51-63**

b. **Continued 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.)**

Chair Richards asked Mr. "Bill" Morse to summarize the application for the Planning Commission. Mr. Morse stated he was hoping to open a Sub Shop, no cooking, but steamed hotdogs, salads, chips, and drinks. He planned to not have any gas in the building. He stated he was planning on being open 11 am until 8 pm the days he is open, the shop will be closed on Wednesdays and will stay open until 9 pm on Friday and Saturdays. He stated he has experience with diners and retail work. He hopes to only have 3-4 employees. He is renovating the inside of the building; taking the floating walls down except for the back office. He stated there will be no extra signage, only the vinyl signs like there is currently. ZA Adams stated there will be no sit-down eating and the application is only for two signs. Mr. Morse stated he did want to include an oval "Open" sign.

Chair Richards called for questions from the PC. Mr. Lucci asked if there would be a stove in the building. Mr. Morse responded that there wouldn't as he would only be using hotplates and a toaster for warm sandwiches. He would not be offering meatball subs. Mr. Lucci asked about the need for a grease trap. Mr. Morse stated he wouldn't need one, he is doing the plumbing and waiting for the State Regulations. Mr. Lucci stated the reason he asked is that the Waste-water facility stated that there is a need to watch town grease traps in

restaurants as they are causing effects on the waste water in the town and requiring the use of more and more chemicals in the processing of the waste water. Mr. Morse stated he didn't want a grease trap or the creation of food that would require one, as they are expensive to purchase and input.

Chair Richards called for more questions. Mrs. Sienkiewicz asked when he was planning on opening. October 1 was the response. ZA Adams asked the PC to please follow the site plan review process. Chair Richards mentioned about the staff not utilizing public parking space in store front areas. Chair Richards called for a motion on the site plan review.

Mrs. Finley at 7:43 pm **motioned to approve the application without the need for a site plan review.** The motion was seconded by Mrs. Sienkiewicz. All were in favor and the motion passed.

Mr Morse thanked the PC and left the meeting at 7:45pm.

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

Mrs. Sienkiewicz stated that she looked through every town in Rutland County for their regulations and found nothing. Mrs. Finley stated she would like a regulation regarding keeping the chickens in the owners yards, Mrs. Sienkiewicz agreed and stated she'd like to keep the chickens enclosed. Mr. Lucci reminded them that the only thing they can't do is prohibit the keeping of chickens. Mrs. Sienkiewicz asked if a regulation could be to keep the coops out of the front yard, Mr. Lucci believed that regulation could work. Mrs. Sienkiewicz asked about RAP, Mr. Lucci suggested the PC shouldn't concern themselves with RAP's as they will supersede the towns regulations. Mrs. Sienkiewicz stated she understood that citizens are allowed to keep 11 or under chickens as their flock size. Mr. Lucci agreed that the flock size regulation for the Town of Fair Haven should be the smallest allowable flock size by state regulations.

Mr. Lucci stated he also looked at other Towns for regulations to mimic, but most other towns will need to be changing their regulations as well. He did note that Burlington, which probably had regulations that were vetted and reviewed by lawyers, could be used as a framework if the PC would like to review them. He stated they were lengthy, but complete. Mr. Lucci suggested the PC review them and suggested looking at the bedding regulation. Chair Richards asked who would inspect the regulations? His gut reaction is any regulation needs to be enforced and didn't know who this new regulation enforcement would fall to. Mr. Lucci stated the animal control officer; and that the position is being filled. Mrs. Sienkiewicz asked about registering chickens. Mr. Lucci stated the State Law allows for notification of the keeping of chickens, but restricts permit fees for the keeping of chickens.

Mr. Lucci suggested a regulation on handling the storage and disposal of wastes from the chickens, He noted that currently there are citizens in Fair Haven who are breaking the current chicken regulations because enforcement has been placed on hold due to the State Law enactment. He stated with Burlington's regulations waste must be kept in a way it doesn't affect water systems and that it is stored in a certain sized container. Chair Richards asked where it could be stored. Mr. Lucci asked if the transfer station would take the waste in the yard waste

area. He suggested that the Town investigate what they could do with the waste and then go from there.

Mr. Lucci stated that the parameters of the yard are addressed in Burlington's regulations. He stated that many questions are handled in the regulations from Burlington and that it seems best to not recreate if not needed. He stated he will get a copy of the regulations printed so each member can look them over and comment as needed. Chair Richards stated he will speak with the transfer station about where best to put chicken yard waste.

Mr. Lucci noted that Burlington also addresses human treatment of chickens and proper disposal of dead animals; for example, coop area per animal requirement. ZA Adams asked about regulations of distances from property lines in Burlington's regulations. Mr. Lucci stated they weren't included and it seems Burlington is very permissive in their regulations. He stated regulations on keeping matter off of neighbors property and rules on what coops look like to help with neighbors.

Mr. Lucci stated he will start a google doc with notes for the next meetings review of the chicken regulations. He hopes within three meetings time the PC will have something to send to the selectboard.

4. Other Business

a. Public Comment:

ZA Adams asked again for a clean copy of the Zoning Regulations. What he did receive had the wrong date and no historic regulations addendum. Chair Richards stated he will talk with Mr. Neary, as he spoke with Mr. Holloway and understood that the Downtown Application is being pushed to the RRPC to help finish up.

Mrs. Sienkiewicz asked how grease gets into the water and who should be caring for a grease trap. ZA Adams stated a company should be collecting the grease. Mr. Lucci stated no regulations are on the books for grease containment. Chair Richards suggested more health inspections. Mr. Lucci stated he asked the question at that point because the change was to food and the next business, if it is also food based, won't need to ask the PC about a grease trap installation. He suggested that the town could take an interest in grease interception if it is an increasing issue. ZA Adams stated there is no code currently. Mr. Lucci asked if the PC could create it. ZA Adams asked who would enforce, Mr. Lucci suggested the Health Officer. It's an issue that is costing the town money. Chair Richards stated that the Wastewater Facility could start the process of a review of grease in the town if needed. Mr. Lucci stated he asked the question because he wanted to know if the PC was interested in pursuing it further.

b. Review of Mail: None

c. Other: None

5. Adjournment:

Mr. Lucci **motioned to adjourn at 8:28 pm.** Mrs. Finley 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 August 12, 2026 at 7:30 pm