

Development Review Board
Town Offices, New Haven, Vermont
June 14, 2010

Members Present: George Apgar, Kathy Barrett, Tim Bouton, Jim Gallott,
Donald Johnston, Mike Sweeney

Members Absent: Donna Blaise

Alternates Present: Andy Dykstra, Steve Dupoise

Public Present: Jon Apgar, Brian Goodale, John Madden, Linda Sleeper

Tim Bouton, Chair called the Development Review Board (DRB) to order at 7:05 pm.

The Chair welcomed Steve Dupoise as the new DRB alternate.

Public Hearing

No Warned Hearings tonight

Visitors Business

A) Jon Apgar presented a sketch plan for 2476 Main Street (Route 17) a 1 acre lot and 104 Legend Lane a 12.3 acre lot. Jon would like to move the property line 100 feet back (approximately ½ acre) on the 1 acre lot so both garages would be located on the same lot, there by reducing the 12.3 acres to 11.7 acres. There would still be two lots.

The DRB indicated that Jon may need a letter from the State, because the size of the lot is being reduced. Jon will want to call in a site technician to make sure state requirements will be met.

All setbacks would be met.

Once Jon Apgar has a survey and Mylar he then can present the Mylar to the Zoning Administrator (ZA) who will warn this boundary line adjustment.

B) Linda Sleeper requests a sketch plan hearing for a minor subdivision.

Linda was not present at this time. Don Johnston was present to represent the Town of New Haven. Kathy Barrett representing the Select Board indicated Linda Sleeper was at the Select Board meeting and Linda was OK with the sketch plan selected at the Select Board meeting.

Don Johnston went over the sketch plan. Linda Sleeper wants to sell 3 acres on the southern portion and this will be merged with the Town's lot creating an "L" shaped lot for the town. Linda Sleeper will retain 2 acres with 200 foot of road frontage. Brad Ramsey is Linda Sleeper's site technician and will work on the septic replacement requirements and location.

The DRB asked that the Mylar show the current septic area and the septic replacement area.

Linda Sleeper arrived at the meeting. Linda was able to identify the current septic location in relation to the boundary line. Linda will need to talk with Brad Ramsey to identify a septic replacement area.

The DRB will need a statement from the State of VT that they reviewed and agree there is enough space for the septic. This will need to be done before DRB can grant a boundary line adjustment.

Once the Mylar is done Linda should bring it into the ZA so that he can warning the hearing. All materials (application and statement from the State) should be given to the ZA before noon on June 24, 2010 to make the July 12 DRB meeting.

Minutes

Minutes for the May 17, 2010 DRB meeting were not present for approval tonight.

Correspondence

Notice from the Planning Commission (PC) is holding a public meeting and site visit to the location of the proposed solar facility on Route 7. Meeting will be Saturday, June 19, 2010 at 8:30 AM.

Members of the DRB that attended the PC's special hearing (June 8, 2010) on the proposed solar facility felt it was a very informative meeting. The project will be very visual and imposing to the landscape and the surrounding area. There was some discussion on how if any; there would be any benefit to the town.

The Town is encouraged to write letters of input to the developer. Bouton indicated his concerns of this project are:

- Doesn't like it called agricultural, as Cross Pollination (CP) are taking the land out of agricultural use – Apgar pointed out that the project does mention that they will be grazing sheep & goats in and around the panels.. Gallott indicated that it is proposed. There is no indication that this will happen.
- The land has been leased over the past years by farmers and this project will take that land out of production and it is in an area of many farms.
- Bouton believes the solar panels could be sited differently to reduce the visual impact (i.e. spacing the panels closer together). The way the panel locations are proposed it will be a large visual impact.
- Believes the team members of the project are very willing to work with the Town, but not sure they are knowledgeable. Gallott indicated that the CP team members are engineers and thus knowledgeable regarding the solar part of the project, but he was uncomfortable with CP's knowledge on farming.

Dupoise wanted to know if this project was approved by the Public Service Board (PSB) would this set precedent for future developments of this nature. Gallott indicated that this is not a decision that the town makes.

Apgar indicated that he was in favor of the project.

Dykstra felt the project could be viewed as a tax relief for the town.

Barrett made the motion to adjourn

Gallott seconded

Discussion – none

Vote: Yes –6 (Apgar, Barrett, Bouton, Gallott, Johnston, Sweeney)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 8:15

Respectfully Submitted By
Karen Gallott

Tim Bouton, Chair

George Apgar

Kathy Barrett

Jim Gallott

Donald Johnston

Mike Sweeney