

**Development Review Board
Town Offices, New Haven, Vermont
March 14, 2011**

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

Alternates Present: Steve Dupoise

Alternates Absent: Andy Dykstra

Staff: Zoning Administrator– Dave Wetmore

Guests: Michelle Litch, Rob Litch, Roger Stowe, Wright Stowe, Scott Driscoll, Brenda Charron, Charles Charron

Tim Bouton, Chair called the meeting of the Development Review Board (DRB) to order at 7:00 PM.

Public Hearing

1) Continuation of Application #2011-DRB-03 (from 2/21/2011) request for a Variance by Michelle Litch for the relocation of a non-conforming garage. Parcel #0363, Map #9 located at 1282 South Street in the RA-2 District.

Bouton turned the Chair position over to Gallott who was the Chair at the 2/21/2011 meeting. Gallott assumed the position of as Acting Chair. Apgar and Bouton both recused themselves as they were not present for the 2/21/2011 DRB meeting. Steve Dupoise will be a voting member. Johnston will be responsible for writing up the Variance worksheet.

The Litch's were to bring to tonight's meeting a sketch plan with accurate measurements for: Distance in feet from the foundation edge of the proposed garage to the north boundary line and; distance in feet from the center line of the road (South Street) to the foundation edge of the proposed garage.

Litch's indicated the proposed garage foundation would be 85 feet from the center line of South Street and a minimum of 4 feet from the north boundary line. The proposed new garage would be connected and would be 29 feet wide and 30 feet in depth. The old garage which will be torn down-is 20 feet wide and 21 feet in depth. The garage would be connected to the house via an 8 foot breezeway.

There was considerable discussion concerning the 8 foot length of the breezeway. Was 8 feet a reasonable length? Or could the breezeway be shorter giving more room for the side yard setback.

Opened for Public Comment

Wetmore, Zoning Administrator (ZA), asked if there would be adequate room on the south side for the movement of excavation equipment. The Litch's replied there is adequate room for equipment movement.

Public Comment Closed

Barrett made the motion to approve the variance for the Litch's with the following conditions:

- Not less than 85 feet for the front yard set back
- Not less than 4 feet for the north side yard setback

Sweeney seconded

Discussion: discussion concerning the 8 foot length of the breezeway. The Litch's indicated that water drainage was a factor in designing the breezeway 8 feet. If the contractor resolves the drainage issue

then the breezeway could be reduced in size to approximately 6 feet in length; and this would give additional footage to the side yard setback.

Vote: Yes – 5 (Barrett, Blaise, Dupoise, Johnston, Sweeney)

No – 1 (Gallott)

Abstention – 0

Motion carries

Public Hearing Closed

Gallott turned the Chair position back over to Bouton.

Visitors Business

A) Sketch plan review for Scott and Shelly Driscoll, Boundary Line Adjustment.

Driscoll presented a sketch plan showing both properties and he is the current owner of both properties. Currently the horse barn and pasture are located on the second lot and the house is located on the first lot. They would like to do a boundary line adjustment to include the barn and pasture on the same lot as the house. Making the lot with the house and added barn and pasture into a 9.47 acre lot (Lot A) and the second lot would be a 5.09 acre lot (Lot B).

The access to the Lot B would be located at the west end of the lot and a proposed building envelope would be in the woods at the east end. Driscoll's would like to discourage a building site in the open field of the lot. The septic for the proposed building site would be pumped to the existing designed system.

There was considerable discussion regarding the depth of Lot B. Regulations require a 500 foot depth. The ZA checked the 1990 zoning regulations and those regulations had the same definition as the current 2007 regulations. There was a poll of the DRB members: five (5) did not feel the lack of depth was an issue –because the lot was not in compliance when it was originally created and a new lot is not being created now; one (1) felt it was an issue; and one (1) had no opinion.

Items that the DRB would like to see on the final Site Plan when it is brought to a Public Hearing:

- Letter of intent from the State approving a driveway cut onto Route 17
- If there is no approval from the State for a driveway cut; then a Right-of-Way easement
- Creation of an access should not be excessively expensive to someone putting in a driveway; access should be shown on the Site Plan
- Contour lines
- Easement for the septic and leach field
- Proposed building site envelope shown
- Old boundary lines should be shown on the Site Plan in gray
- New boundary line should be shown in black

B) Sketch Plan review for Wright Stowe, proposed 4-lot Subdivision.

Stowe's indicated that they are proposing to reconfigure their land to make two 3.5 acre lots; two 10 acres lots and the possibility of subdividing Lot 1 into two lots.

There was discussion on the lot sizes and frontage.

Currently Lot 1C does not have a defined septic area, the Stowe's are hoping to find an area suitable for septic on this lot, if not; Lot 1C will not be parceled out and will remain with Lot 1.

The DRB agreed to look at this as a re-subdivision and as a major subdivision. At the first preliminary hearing the Site Plan should show:

- 5 foot contours in the developed areas, around and between the houses and septic.

At the final hearing the Site Plan need only to show:

- The new configurations of the lots. But there should be a note on the plan that explains what the new lots replace in the old lot numbers.

C) Sketch Plan Review for Charles and Brenda Charron, proposed 2-lot Subdivision.

The Charron's are proposing to subdivide a small 2.4 acre lot out of the large lot on Luduc Road , leaving the large lot at approximately 72 acres. The septic permit has been issued by the State. The parcel number was wrong in the State's correspondence and that is being corrected.

Items that the DRB would like to see on the final Site Plan when it is brought to a Public Hearing:

- Land Survey
- Easement to be shown for the septic

D) Review and approve Phoenix Feeds Site Plan #2011-DRB-02.

The Chair's position was handed over to Gallott. Gallott presented the Findings of Facts and Decisions of Law.

Sweeney made the motion to approve the Findings of Facts and Conclusions of Law and Decision for Phoenix Feeds as presented.

Dupoise seconded

Discussion – none

Vote: Yes – 6 (Barrett, Blaise, Dupoise, Gallott, Johnston, Sweeney)

No – 0

Abstention – 2 (Apgar, Bouton)

Motion carries

The Chair's position was handed back to Bouton.

E) Approve "Rules of Procedure"

Dupoise made the motion to table this to the next DRB meeting on March 22, 2011.

Barrett seconded

Discussion – none

Vote: Yes – 8 (Apgar, Barrett, Blaise, Bouton, Dupoise, Gallott, Johnston, Sweeney)

No – 0

Abstention – 0

Motion carries

Minutes

Blaise made the motion to accept the February 21, 2011 DRB minutes as presented

Barrett seconded

Discussion – none

Vote: Yes – 6 (Barrett, Blaise, Dupoise, Gallott, Johnston, Sweeney)

No – 0

Abstention – 2 (Apgar, Bouton)

Motion carries

Correspondence – none

New Business

Reminder that the next DRB meeting will be on Tuesday night, March 22, 2011
DRB members would like to see applications spaced out over time better
Too much time is spent on discussing sketch plans

Old Business

Members whose term on the DRB expires:

Apgar – indicated he was not seeking reappointment

Bouton – indicated he will request reappointment

Alternates – suggested that the Select Board inquire if DRB alternates care to continue on the board.

Barrett made the motion to adjourn

Gallott seconded

Discussion – none

Vote: Yes – 8 (Apgar, Barrett, Blaise, Bouton, Dupoise, Gallott, Johnston, Sweeney)

No – 0


Abstention – 0

Motion carries

The meeting was adjourned at 9:35 PM

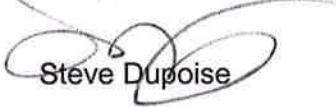
Respectfully Submitted By
Karen Gallott


Tim Bouton, Chair

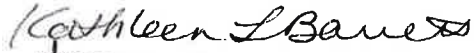

Donna Blaise


Donald Johnston


George Apgar


Steve Dupoise

Mike Sweeney


Kathy Barrett


Jim Gallott