

**Development Review Board
Town Offices, New Haven, Vermont
March 22, 2011**

Members Present: George Apgar, Kathy Barrett, Donna Blaise, Tim Bouton, Jim Gallott, Donald Johnston
Members Absent: Mike Sweeney
Alternates Present: Steve Dupoise
Alternates Absent: Andy Dykstra
Staff: Zoning Administrator Assistant – Jill DeVoe
Guests: Lucas Smith, Allison Roy, Steve Dupoise

Tim Bouton, Chair called the meeting of the Development Review Board (DRB) to order at 7:03 PM.

Public Hearing

1. *Application #2011-DRB-07 request for "Site Plan" review Steve and Marcia Dupoise for the construction of a 20-foot by 160-foot warehouse on parcel #0787 on map #12 located at 229 Ethan Allen Highway in the Highway Commercial District.*

Alternate, Steve Dupoise, recused himself as the applicant is his father and therefore he would like to be released from reviewing this application to avoid any appearance of conflict of interest.

Dupoise presented a site plan for a proposed new storage building at his Ethan Allen Highway Storage facility located on Ethan Allen Highway (Route 7). The proposed storage building would be a Morton single story building, with a height of 14 to 15 feet to the peak of the ridge cap; 20 foot wide and 160 feet long. The exterior colors and design of the building will mirror the existing two storage buildings on site.

The current gravel area in front of an existing storage building will be extended eastward to accommodate the proposed new building and to include a 12 foot wide gravel driveway along the east and north sides of the building. This gravel driveway will be designated one way. Access to storage within the building will be from both the west and east sides. The applicant drew in the one way gravel driveway on the site plan.

The proposed building would house 40 storage units; twenty-four 10 x 10's and sixteen 10 x 5's. The applicant proposes a total of 4 overhead lights for security purposes with 2 attached to the west side and 2 attached to the east side of the building. The applicant indicated locations and added them to the submitted site plan.

The heaviest traffic times to this facility is expected to be when college students arrive in the late summer and when they leave in the spring.

No additional signage is requested by the applicant.

The DRB will look at this application as a permitted use. In accordance with Section 352 the following was found:

Harmonious relationship: neighboring properties would exist in harmony with this use and site plan; a warehouse/storage facility was currently in harmony with the existing uses on adjacent properties and that this expansion would not significantly impact that.

Maximum safety of vehicular circulation: The board evaluated the ability for drivers to safely navigate on and off of Route 7 once this site plan was put into effect and found that the limited nature of seasonal access to these storage units would not increase the overall traffic at this location or significantly lower the safety of the location.

Adequacy of circulations, parking and loading facilities: there is enough space for traffic circulation between the proposed building and the existing structure located to the west. A one way access area will be provided along the east side of the proposed building to allow an adequate traffic circulation pattern for those accessing the east side.

Adequacy of landscaping, screening and setbacks: There was adequate landscaping and screening and the proposed building met all setbacks.

Freedom from flooding and ponding: The lot is located outside of the mapped flood plain. The applicant assured the board that additional ground work would not be needed to prevent ponding at the location and, at the most, a culvert may need to be installed at the northeast corner where the east side access would turn to the west.

Adequacy of landscaping and screening with regard to the potential shading of the most southerly facing wall and/or roof of adjacent buildings: No proposed buildings would be limited in their ability to generate energy due to landscaping.

Protection of renewable energy resources: No renewable energy resources would be impacted by this site plan as presented

Opened for Public Comment

Lucas Smith indicated that the existing buildings and site looks nice.

Public Comment Period Closed

Barrett made the motion to approve the Site Plan as amended.

Blaise seconded

Discussion – none

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

No – 0

Abstention – 1 (Dupoise recused)

Motion Carries

There was discussion of holding a special DRB meeting on Friday, March 25, 2011 at 5 PM to review and approve the Review of Site Plan for Warehouse Facility, Findings and Decision.

All DRB members approved of holding a special meeting on Friday, March 25, 2011 at 5 PM.

Visitors Business

I. Sketch Plan review for Jean Smith and Lucas Smith, 2-lot Subdivision.

Donald Johnston recused himself as his land surveying firm has been hired by the Smith family for the proposed subdivision.

Jean is proposing to subdivide off a new 2.81 acre lot from her 212.8 acre lot (#181). The proposed house would sit 370 feet back from North Street. The proposed lot meets all required dimensions and the envelope meets all required setbacks.

A new curb cut is proposed for this lot. There was discussion as to the location of the proposed driveway and the topography of the land. It was suggested that Lucas Smith check with New Haven's road commissioner concerning the proposed road cut

The Chair encouraged board members to go look at the site to gain a better understanding of the location and the topography. It was suggested that Lucas put out markers to identify the location of the proposed driveway.

The DRB will look at this as a minor subdivision. When the applicant comes back with an application for a Site Plan, the application and Site Plan will need:

- A detailed Site Plan showing 10 foot contours across the front portion of the lot
- All right-of-ways will need to be shown
- Wastewater permit from the State
- A letter from Jean Smith that gives permission for Lucas Smith to represent her.

II. Review Variance decision for Michelle Litch, application 2011-DRB-03.

Johnston presented the draft variance for the Litch application.

Gallott gave his opinion of why he felt the variance should not have been granted.
Other board members expressed their opinions of why they felt the variance should be granted.

Barrett made the motion to approve the variance as presented

Dupoise seconded

Discussion: none

Vote: Yes – 4 (Barrett, Blaise, Dupoise, Johnson)

No – 1 (Gallott)

Abstention – 2 (Apgar, Bouton)

Motion carried

Minutes

Barrett made the motion to approve the March 14, 2011 DRB minutes as presented

Blaise seconded

Discussion – none

Vote: Yes – 7 (Apgar, Barrett, Blaise, Bouton, Dupoise, Gallott, Johnston)

No – 0

Abstention – 0

Motion carried

Correspondence – none

New Business

Dupoise will make an application to the Select Board to become a member of the DRB.

Old Business

The approval of the "Rules of Procedure" will be postponed to the next regularly scheduled DRB meeting, April 11, 2011.

Gallott made the motion to adjourn.

Dupoise seconded

Discussion – none

Vote: Yes – 7 (Apgar, Barrett, Blaise, Bouton, Dupoise, Gallott, Johnston)

No – 0

Abstention – 0

Motion carried

The meeting was adjourned at 8:17 PM.

Respectfully Submitted By

Karen Gallott

Tim Bouton, Chair



George Apgar




Kathy Barrett



Donna Blaise

Steve Dupoise



Jim Gallott



Donald Johnson