

Development Review Board  
Town Offices, New Haven, Vermont  
July 12, 2010

Members Present: George Apgar, Kathy Barrett, Donna Blaise, Jim Gallott,  
Donald Johnston

Members Absent: Tim Bouton, Mike Sweeney

Alternates Present: Andy Dykstra, Steve Dupoise

Public Present: John Madden, Timothy Guyette

Tim Bouton, Chair, was not present for this meeting.

Apgar made the motion to nominate Jim Gallott as Acting Chair for the evening.

Dupoise seconded

All members present agreed.

Jim Gallott, Acting Chair called the Development Review Board (DRB) to order at 7:05 pm. Gallott indicated that are two warned hearings for the evening - Linda Sleeper's application and John Apgar's application. Both applications had issues, see attached email from Tim Bouton.

### **Public Hearing**

1, Linda Sleeper's application was warned as a minor subdivision. Linda Sleeper was not present this evening. Johnston briefly explanation that this application should have been warned as a boundary line adjustment, not as a minor subdivision, as this is what the DRB voted on at the June 21, 2010 meeting. A boundary line adjustment was also the thoughts of Linda Sleeper's attorney and the person doing her septic design.

Barrett being a member of the New Haven Select Board and Johnston being the surveyor, recused themselves.

Dupoise made the motion to deny the application as presented.

Dykstra seconded

Discussion – application was denied as it was incomplete

Vote: Yes – 5 (Apgar, Blaise, Dupoise, Dykstra, Gallott)

No - 0

Abstention – 0

Motion carried

2. John Apgar's application was warned. John Apgar was not present this evening. There was no application for the DRB to review this evening.

Apgar recused himself.

Blaise made the motion to recess this application to the next DRB meeting on July 19, 2010.

Dykstra seconded

Discussion - DRB felt this application was warned in error.

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

No – 0

Abstention – 0

Motion carried

### **Visitors Business**

Tim Guyette would like to subdivide a 10.5 acre parcel at 2782 South Street into 2 parcels.. His final objective would be to build a new house on the lot without a house. At this time, Guyette was not sure exactly how he wanted to divide the lot; straight down the middle or having one parcel approx 2.3 acres with an existing house and one parcel approx 7.0 acres.

The plan presented tonight was the latter plan (one lot being 2.3 acres, the other lot being 7.-0 acres). These proposed lots would fall under the 2 acre zoning and both lots meet the required 200 foot road frontage. The existing house on the 2.3 acre lot has a setback of approx. 87 feet from the center line of the road. This house would be grandfathered.

Proposed driveway for both lots would be partially shared by each lot.

The proposal looks acceptable to the DRB and gave Guyette the go ahead to come back with a sketch plan.

### **End of Visitors Business**

### **Correspondence**

1. The State of Vermont sent a notification of application for the Richard & Pricilla Stone property.
2. A packet from the New Haven Planning Commission to the Public Service Board, regarding Cross Pollinations solar project on Route 7 (Ethan Allen Hwy.)

**Old Business** - None

### **New Business**

The Select Board elected Jill DeVoe as the assistant zoning administrator.

Barrett made the motion to go into executive session to discuss personnel.

Apgar seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carried

The DRB went into Executive Session at 7:45

The DRB came out of Executive Session at 7:55

The DRB expressed some concerns regarding two businesses in town.

Lee's Small Engine on Route 7 – looks like outdoor lighting being installed?? And does the stone platform meet required setbacks.

Hilltop RV business on Route 7 – the parking of the trailers right on the road edge, does this meet required setbacks, and what happened to the original proposal of parking these trailers in back, behind the building.

## Minutes

Barrett made the motion to accept the June 21, 2010 DRB minutes as presented.

Blaise seconded

Discussion – none

Vote: Yes – 4 (Barrett, Blaise, Gallott, Johnston)

No – 0

Abstention – 3 (Apgar, Dupoise, Dykstra)

Motion carried

Barrett made the motion to adjourn

Dykstra seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carried

The meeting was adjourned at 8:07 PM

Respectfully Submitted By

Karen Gallott

Jim Gallott, Acting Chair

George Apgar

Kathy Barrett

Donna Blaise

Steve Dupoise

Andy Dykstra

Donald Johnston