

**Development Review Board  
December 2, 2019  
Town Office, New Haven, VT**

**DRB Member Present:** Paul Audy, Kathy Barrett, Carol Charbonneau, Tom Fyles, Donald Johnston, Charlie Roy, Susan Smiley

**DRB Alternate Present:** Victor LaBerge

**Staff Present:** Karen Gallott – Minute Taker  
Aaron Brown – Zoning Administrator & Town Administrator

**Guests:** none

Kathy Barrett, DRB Chair, called the meeting to order at 7:00 PM.

**I Adjustments to the Agenda:**

2019-DRB-16-SK Sketch Plan review for a two-lot subdivision at 967 South Street (John Seguin). Review work on proposed zoning changes the Planning Commission is working on.  
Decision for 2019-DRB-10-AP Parker appeal not finalized – will not be voted on tonight.  
Decision for 2019-DRB-7-SP Parker site plan not finalized – will not be voted on tonight.

**II. Visitors Business – none**

**III. Continuation of 2019-DRB-14-SD Farnsworth Subdivision:**

Donald Johnston recused himself as he is working for Ralph Farnsworth. Johnston presented tonight. Victor LaBerge will be a voting member for this continuation

- Boundary line adjustment has been done.
- Farnsworth would like to do a 2 acre lot to include apartment building and parking lot.
- A new septic system was installed by the apartment building. Farnsworth needs to get a letter from the State confirming all is OK and in place.
- Two new wells – which were discussed during the Boundary line adjustment hearing. One well located on the 4 acre lot, will serve the apartment building through an easement; and one well serves the Farnsworth residence
- A loop driveway will be installed with access off North Street and Quarry Road. The access off North Street will have an easement through the Farnsworth house property to serve Lot #2.
- Farnsworth will maintain the 3 parking spaces located on the easement for the loop driveway.
- There is adequate road frontage for Lot #2
- No changes with the setbacks since the Boundary Line Adjustment

Fyles asked about developability of Lot #1.

Johnston replied Lot #1 is not designated as buildable now and Farnsworth has no desire to develop Lot #1.

There was discussion on the number of apartments in the building and were there any regulations indicating the amount of acreage that must be available for each apartment. Nothing in the zoning regulations was found to corroborate this discussion.

Charbonneau made the motion to approve 2019-DRB-14-SD Farnsworth subdivision as presented with the following conditions:

- Certification from the State for the septic system installed in the past couple of years
- Deferral for septic for lot #1

Fyles seconded

Discussion – Farnsworth tax bill.

Vote: Yes – 7 (Audy, Barrett, Charbonneau, Fyles, LaBerge, Roy, Smiley)

No – 0

Abstention – 1 (Johnston)

Motion carries

#### **IV. 2019-DRB-16-SK Sketch Plan review for a two-lot subdivision at 967 South Street (John Seguin).**

Donald Johnston recused himself as he is working with the Sequin's. Johnston presented tonight. The Sequin's currently have an approved 10.03 acre lot. They would like to subdivide 2 acres off and these 2 acres would include the existing house and barn. The remaining 8 acres left from the original 10.03 acres would be included back into the remaining lands of approximately 347 acres.

The DRB thought this would best be done via a Boundary Line Adjustment instead of a subdivision.

#### **DRB Business**

##### **1. Minutes**

Smiley made the motion to accept the November 18, 2019 minutes as presented.

LaBerge seconded

Discussion – none

Vote Yes – 5 (Audy, Barrett, Fyles, LaBerge, Smiley)

No – 0

Abstention – 2 (Charbonneau, Roy)

Motion carries

##### **2. Review and sign decisions**

Decision for 2019-DRB-10-AP Parker - deferred.

Decision for 2019-DRB-7-SP Parker site plan – deferred

Barrett made the motion to go into deliberative session

Roy seconded

Discussion – none

Vote: Yes – 7 (Audy, Barrett, Charbonneau, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention – 0

Motion carries

The DRB went into deliberative session at 7:30 PM

The DRB came out of deliberative session at 7:50 PM

##### **3. Review decision compliance and/or sign final plats – none**

##### **4. Correspondence – none**

##### **5. Old Business – none**

##### **6. New Business - Review work on proposed zoning changes that the Planning Commission to update zoning**

Aaron Brown, zoning administrator distributed a spreadsheet showing proposed zoning changes, or clarifications of current zoning regulations, that he and the Planning Commission have been working on. This is a work in progress.

Charbonneau made the motion to adjourn

Fyles seconded

Discussion – none

Vote: Yes – 8 (Audy, Barrett, Charbonneau, Fyles, Johnston, LaBerge, Roy, Smiley)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 8:30 PM

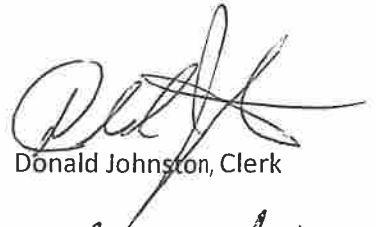
Respectfully Submitted By

Karen Gallott





Kathy Barrett, Chair

Tom Fyles, Vice Chair



Donald Johnston, Clerk

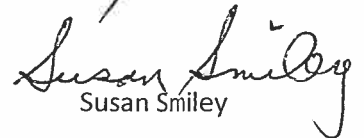
Paul Audy,



Carol Charbonneau,

Victor LaBerge

Charlie Roy



Susan Smiley