

**Development Review Board
October 5, 2020
Town Office, New Haven, VT**

DRB Members Present via Remote:

Kathy Barrett, Donald Johnston, Charlie Roy, Susan Smiley

DRB Members Absent:

Paul Audy, Carol Charbonneau, Victor LaBerge

DRB Alternate Present via Remote:

Tom Fyles

Staff Present via Remote

Karen Gallott – Minute Taker

Aaron Brown – Zoning Administrator & Town Administrator

Guests via Remote:

Kathleen Rule, Susan Coombs, Christopher Coombs, Daniel Neilson

Charlie Roy, Development Review Board (DRB) Chair called the remote meeting to order at 7:05 PM.
Tom Fyles will be a voting member tonight.

Adjustments to the Agenda:

Zoning Administrator (ZA) had not received any paperwork for tonight's hearing from the Bodington's.
DRB September 21, 2020 minutes

III. Continuation of Hearing #2020-DRB-13-CU Joseph Bodington d/b/a Champion Auto Glass Application for Home Business at 3378 Ethan Allen Highway.

Barrett made the motion to continue hearing #2020-DRB-13-CU to the October 19, 2020 DRB meeting.

Smiley seconded

Discussion – none

Roll Call Vote: Yes – 5 (Barrett, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention – 0

Motion carries.

IV. Sketch Plan Application #2020-DRB-14-SK Coombs at 2479 South Street for a two-lot subdivision.

Johnston recused himself as he is the surveyor for the Coombs.

The current lot is 187.4 acres with 185 acres in Current Land Use. The Coombs would like to subdivide the property to two lots: Lot #1 being 21.6 acres that includes the existing house, barn, and tool shed. These lands will be removed from the Current Use Program. Lot #2 will be 165.8 acres of wood and agriculture lands. These lands will continue in the Current Land Use program.

All setbacks have been met.

Barrett made the motion to approve #2020-DRB-14-SK sketch plan as a minor subdivision.

Smiley seconded

Discussion – none

Roll Call Vote: Yes – 4 (Barrett, Fyles, Roy, Smiley)

No – 0

Abstention – 1 (Johnston)

Motion carries.

V. Sketch Plan Application #2020-DRB-15-SK Neilson at 115 Halpin Covered Bridge Road for a Two-lot Subdivision.

Neilson currently owns a 10.8-acre corner lot. This lot has road frontage on Halpin Road and road frontage on Halpin Covered Bridge Road. Neilson would like to subdivide his 10.8 acres into two lots. One lot would be 2 acres, leaving 8.8+/- acres for the current lot.

According to the zoning maps this lot is a split lot meaning the land frontage on Halpin Road is in the RA2 district and land frontage on the Halpin Covered Bridge Road is in the RA10 district as well as being located in the flood district.

There was considerable discussion as to what zoning district this lot was located in (RA2 and/or RA10) and on how a subdivision could be envisioned and not leave a non-conforming lot.

Barrett made the motion to continue hearing #2020-DRB-15-SK October 19, 2020. To enable the Zoning Administrator to contact the Town's Attorney for an opinion on what zoning district(s) this lot is located in.

Fyles seconded

Discussion – none

Roll Call Vote: Yes – 5 (Barrett, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention – 0

Motion carries.

VI. Minutes of September 21, 2020

Barrett made the motion to approved the DRB minutes of September 21, 2020 as presented.

Smiley seconded

Discussion – none

Roll Call Vote: Yes – 4 (Barrett, Johnston, Roy, Smiley)

No – 0

Abstention – 1 (Fyles)

Motion carries.

Barrett made the motion to adjourn

Fyles seconded

Discussion – none

Roll Call Vote: Yes – 5 (Barrett, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention – 0

Motion carries.

The meeting was adjourned t 7:52 PM

Respectfully Submitted By:

Karen Gallott

Charlie Roy, Chair

Kathy Barrett, Vice Chair

Donald Johnston, Clerk

Tom Fyles

Susan Smiley