

**Development Review Board Minutes
Town Office New Haven, Vermont
June 1, 2015**

Members Present: Kathy Barrett, Tim Bouton, Steve Dupoise, Donald Johnston, Mike Sweeney

Members & Alternates

Absent: Susan Smiley, Victor Bolduc-Alternate, Tom Fyles-Alternate

Staff: Dave Wetmore,-Zoning Administrator, Karen Gallott-minute taker

Guests: John Melanson, Alan Bessette, Debra Bessette, Nicole Burke, Ryan Miller

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

I. Introductions/Adjustments and Visitors Business

a) **Adjustments to the agenda** - no adjustments were made to the agenda

b) **Visitors Business**

Ryan Miller and Nicole Burke regarding Nash Farm use.

Miller and Burke have been growing vegetables and berries at the Nash Farm for the past 3 years. They are trying to purchase the property and are looking at various types of activities they could pursue that would generate income to support themselves. There were many ideas they came up with and they wanted to know if zoning and flood regulations would allow any of these activities as well as keeping 50% of the farm income in agriculture. Some suggestions were:

- Agriculture tourism and education projects
- Campground
- Multiple yurts
- Children's camps
- Weddings
- Yoga studio
- Martial Arts studio
- Could they have multiple business ventures on the same property: Home Business with Agriculture Business?

The DRB suggested and indicated the following:

- Obtain FEMA flood maps to identify the flood areas of the property
- DRB would look closely at traffic ingress and egress to the property for any activity
- Only two residences can be on the same property
- Wastewater and septic rules as it would apply to more than two residences
- The Chair read off the regulation uses that were allowed in the area

The applicants left with an idea of what the regulations would allow for the district that the Nash Farm property is located in.



II. Scheduled Public Hearing

- a) 2015DRB-02-SP continued from 5/18/2015, Site Plan review for drive through coffee shop, restaurant proposed by John Melanson, located at 7404 Ethan Allen Highway (parcel #0127), FKA Hilltop RV and Auto.**

Barrett recused herself.

The DRB did a site visit at 6:00PM this evening the findings were as follows:

- A great idea and space enough to do the project
- Applicant needs to identify the traffic flow pattern
- Site distances were measured-coming from the north there is approximately 550 feet of vision to see oncoming south bound traffic
- Ethan Allen Hwy (Route 7) is a 4 rod road
- Identified the Rodriguez boundary line
- Space for 15 vehicles to park from the restaurant to the south
- 3 entrances off Route 7 – curbs are indistinct and should be higher
- Access to the drive thru window from the north is possible
- Egress from the parking area onto Route 7 is difficult
- Parking area is gravel and not distinct for identifying parking lanes and spaces
- The ingress from the south-there is not enough room to make the swing onto the property without significantly slowing down northbound traffic
- Concrete apron in front of the building will need to be adjusted

Open for Public Comment

None

Public Comment Closed

Melanson agrees that the center exit is an issue.

The DRB would like to see a more professional site plan developed. Also the glare of highlights onto the Rita Booska property would need to be addressed.

The Zoning Administrator (ZA) indicated other issues to be considered

- Customer and employee parking
- Customer ingress and egress from the restaurant
- Trash locations and removal area
- Number of cars stacking up for the drive through

Sweeney make the motion to recess this public hearing to the June 15, 2015 DRB meeting.

Dupoise seconded

Discussion – none

Vote: Yes – 4 (Bouton, Dupoise, Johnston, Sweeney)

No – 0

Abstention – 1 (Barrett)

Motion carries

III. DRB Business

1) Sketch plan reviews

a) Alan Bessette and Elgin Springs Farm 2-lot SD of parcel #0830 on map #5

Bessette indicated they would like to subdivide the 150 acres lot into two lots the second lot be 88 acres. The DRB pointed out that Lot #1 would need a 50 foot right-of-way access. After some discussion it was suggested by the DRB that a boundary line adjustment would be the best solution. Bessette will go back and talk with Elgin Springs Farm and will come back to the DRB at a future date.

2) Minutes

Dupoise approved the March 16, 2015 DRB minutes as presented

Sweeney seconded

Discussion – none

Vote Yes – 5 (Barrett, Bouton, Dupoise, Johnston, Sweeney)

No – 0

Abstention – 0

Motion carries

Dupoise made the motion to approve the April 20, 2015 DRB minutes as presented with the condition that Jim Gallott will sign at a later time.

Barrett seconded

Discussion – none

Vote: Yes – 3 (Barrett, Bouton, Dupoise)

No – 0

Abstention – 2 (Johnston, Sweeney)

Motion Carries

Barrett made the motion to approve the May 18, 2015 DRB minutes as presented

Sweeney seconded

Discussion – none

Vote: Yes – 4 (Barrett, Bouton, Johnston, Sweeney)

No – 0

Abstention – 1 (Dupoise)

Motion Carries

3. Review and Sign Decisions – none

4. Review for compliance and sign final plats – none

5. Correspondence – none

6. New Business – none

7. Old Business

a) Amendments to Rules of Procedures – the following items were discussed

- absences and vacancies
- weather related cancellations

The ZA will rewrite the Rules to include verbiage related to the above topics and send it out to the Board members for review

Barrett made the motion to adjourn

Sweeney seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 8:23 PM

Respectfully Submitted By:

Karen Gallott



Tim Bouton, Chair



Kathy Barrett, Vice Chair



Donald Johnston, Clerk



Steve Dupoise



Mike Sweeney