

**Development Review Board**  
**April 6, 2020**  
**Town Office, New Haven, VT**

**DRB Members Present via Remote:** Kathy Barrett, Donald Johnston, Victor LaBerge, Charlie Roy, Susan Smiley

**DRB Members Absent:** Paul Audy, Carol Charbonneau

**DRB Alternate Present via Remote:** Tom Fyles

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

**Guests:** Tim Bouton, Barb Torian, Dave Santos-Phoenix Feeds, Liam Murphy-Phoenix Feeds, Brent Radkowski-Phoenix Feeds, David Hills, Waypoint Management Services, LLC-for Sinks, Bill Sinks-KarBill Properties, LLC, Karrie Sinks- KarBill Properties, LLC, Jeff Kelley- Kelley Environmental Geology-for Sinks, Jacob Reed-VELCO

Charlie Roy, DRB Chair called the meeting to order at 7:00 PM.

Tom Fyles will be a voting member tonight.

**Adjustments to the Agenda** – none

**Visitors Business** – none

**Applications:**

1. *2020-DRB-07-BLA – Bouton-Torian boundary line adjustment at 181 South Street.*

Bouton presented. There are no changes from when the sketch plan was submitted on March 16 2020. In 2018 Bouton/Torian purchased an abutting 7-acre lot. They would like to do a boundary line adjustment to make Lot #2 of 2.4+/- acres and the remaining 5.4+/- acres would belong to existing residence on Lot #1. The proposed 2.4+/- acre lot would include the existing barn and sugar shack.

Johnston asked where the survey plat was? Bouton indicated that would be delivered upon approval of the boundary line adjustment by the DRB. Johnston indicated that the survey would have more information which would be a better visual for the DRB. Without the survey tonight, the DRB will need to review the Mylar closely.

LaBerge made the motion to approve 2020-DRB-07-BLA Bouton/Torian boundary line adjustment at 181 South Street.

Barrett seconded

Discussion none

Rollcall Vote: Yes (Barrett, Fyles, Johnson, LaBerge, Roy, Smiley)

No – 0

Abstention – 0

Motion carries

2. *2020-DRB-06-SK Hills-Sinks Sketch Plan for proposed development on the lands of Deer View, LLC located on Ethan Allen Highway.*

David Hill presented. There are three parties involved with project. Bill and Karrie Sinks of KarBill Properties, LLC, future property owners, purchasing from Mark Smith. David Hills, project manager, Waypoint Management Services, LLC. Jeff Kelley, environmental consultant, Kelley Environmental Geology.

Since the property is still owned by Mark Smith, Mark Smith will provide a letter authorizing Sinks to present this project prior to the hearing.

The property is 66 acres located on the east side of Ethan Allen Hwy (Route 7) between the State Police barracks to the north and the Irving gas station to the south. The property is mostly zoned Highway Commercial, except the southern tip of the property and this is zoned Industrial. The project consists of six lots, with lots numbered 1-5 zoned as

commercial, and number 6 zoned as industrial. The project will be served by a common road with a single access point on US Route 7, at the location of an existing farm access.

The Deer View project is a “reboot” of work conducted from approximately 2002 to the spring of 2009 by Mark Smith, et al, on behalf of Deer View, LLC. As of this date, there have been no physical or environmental changes made to the property. Bill Sinks of KarBill Properties, LLC is proposing to purchase the property and develop it with essentially the same site plans as originally developed by Deer View. Bill Sinks is the owner and operator of Multy Builders Construction Company based in Weybridge, VT.

The current vision for the project is:

Lot 1) Vermont state sanctioned Visitors Center

Lots 2-4) Supporting food and retail facilities

Lot 5) Headquarters for Multy Builders Construction Co.

Lot 6) Potentially a small bottling operation

There would be a proposed charging station for electric vehicles and a dry hydrant located somewhere on the site.

Kelley indicated the site is permitted with a State mound system for all six lots. Kelley indicated the mound size may change depending on site development. Kelley is renewing all permits. There are no issues with the renewal because there have not been any changes to the property since 2002 and 2009. The wastewater permit of 2008 is still valid, even though technology has changed.

Sinks indicated that he would be leasing the individuals lots, he would not be selling them.

VAST would still be able to use the property for their snowmobile trail.

Barrett indicated this is a sketch plan review only, not an approval of the whole project. The group should come back to the DRB each time with the site plan for each new proposed building.

DRB asked what is the objective and what should the board be looking at to approve?

David Hills indicated the objective is a commercial park. Tonight’s presentation is a vision/dream and sketch plan; the group is looking for an indication if this is a favorable project and looking for feedback from the DRB.

Suggestions/Thoughts from the DRB:

- Something other than a convenience store
- No McDonalds type of eating establishment
- Local retail with VT products
  - Like the Local Food Cooperative located at the corner of Rte. 7 and Campground Rd.
- Mom/Pop type retail store
- The lot that is zoned Industrial could be used by local businesses that may have a need to expand
- More details on what is proposed is needed
- Felt this was a good project

Sinks will submit for the first building permit then have accurate plans in the future.

*3. 2020 -DRB-08-SP Phoenix Feeds Site Plan and Conditional Use review for a 100’ by 72’ maintenance garage and 45’ by 24’ office addition.*

Phoenix Feeds and Nutrition is planning improvements to its property located at 5482 Ethan Allen Highway (VT Route 7) in New Haven. The improvements involve constructing a 24 ft x 45 ft, single-story addition to the existing office building and installation of a new 72 ft x 100 ft stand-alone garage. Site improvements will include grading and drainage to accommodate the new structures and the installation of a new wastewater septic tank and pump station to direct wastewater to a new mound system. Anticipating future growth of the business.

Dave Santos presented:

Garage: The location of the proposed garage has changed since the March 16, 2020 meeting. This change moves the proposed garage further to the south which gets the building further away from the setback and to accommodate the flow of trucks to the building better.

Drainage from the hillside to the north will be directed by slight grading to a series of swales.

Concerns:

- The site plan only shows arrows of truck flow to the garage, is a new road to the garage going to be built?
  - *A new driveway will be built to the garage*
- Will there be any changes for parking around the proposed garage?
  - *There is existing gravel parking on the proposed site which will be located to the rear of the garage*
- More detail regarding the flow of truck traffic to and around the garage should be shown.
- Outdoor down shielded lighting for the garage should be shown.
- What will the operating hours for the garage?
  - *Mechanics usually work 7AM to 6PM with some exceptions, then mechanics may work until 8 PM*
  - *Zoning Administrator will check on the normal operating hours for Phoenix Feeds*
- Regarding noise issues, will garage doors be open or closed?
  - *During the summer the doors will possibly be open, closed in the winter*
- Cooling/heating for the garage.
  - *There will be a couple of fans installed for cooling. And the building will be insulated which will cut down on the noise level*

Office Building:

The expansion will be off the back side of the existing house.

This expansion meets all setback requirements.

Fyles made the motion to accept 2020-DRB-08-SP Phoenix Feeds Site Plan and Conditional Use as presented.

Smiley seconded

Discussion: none

Rollcall Vote: Yes (Barrett, Fyles, Johnson, LaBerge, Roy, Smiley)

No – 0

Abstention – 0

Motion carries

**4. 2020-DRB-09-SK VELCO Sketch Plan for Storage Yard.**

Jake Reed presented.

Vermont Electric Power Company (VELCO) is seeking authorization to construct a proposed Laydown Yard providing a material storage yard to support VELCO's ongoing utility maintenance efforts, future projects, and to support the commercial leasing of construction mats. The project will consist of approximately one-acre permanent gravel-based material storage yard. The project will be sited on VELCO owned property in an area that was previously used for temporary staging and storage of construction materials.

The proposed project will involve resurfacing and widening of an existing gravel access road that currently is accessed from Route 17, and establishment of a vegetated berm to the east of the property screening view from Town Hill Road. Existing trees in the area will be retained as well as some new tree plantings will also be done.

This project is a separate project from the currently proposed New Haven Operations Facility and will be permitted as commercial development under the jurisdiction of Act 250.

The DRB would like to see an over all site plan of the entire property at the next meeting.

**Other Business:**

**1. Minutes of March 16, 2020**

Barrett made the motion to accept the DRB minutes of March 16, 2020 as presented.

Smiley seconded

Discussion – none

Rollcall Vote: Yes (Barrett, Fyles, Johnson, LaBerge, Roy, Smiley)

No – 0

Abstention – 0

Motion carries

LaBerge made the motion to adjourn.

Fyles seconded

Discussion: none

Rollcall Vote: Yes (Barrett, Fyles, Johnson, LaBerge, Roy, Smiley)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 8:51 PM

Respectfully Submitted By

Karen Gallott

Charlie Roy, Chair

Kathy Barrett, Vice Chair

Donald Johnson, Clerk

Tom Fyles

Victor LaBerge

Susan Smiley