

**Development Review Board Minutes
Town Office New Haven, Vermont
July 20, 2015**

Members & Alternate Present: Kathy Barrett, Tim Bouton, Steve Dupoise, Marie Gordon, Susan Smiley, Mike Sweeney, Tom Fyles-Alternate

Members & Alternates Absent: Donald Johnston, Victor Bolduc-Alternate

Staff: Dave Wetmore-Zoning Administrator, Karen Gallott-Minute Taker

Guests: Rob Litch

The Chair called the Development Review Board (DRB) meeting to order at 7:00 PM. Alternate Fyles will be a voting member tonight.

Adjustments to the agenda - no adjustments were made to the agenda

Visitors Business – none

Public Hearing – no scheduled public hearing

DRB Business:

1. Sketch Plan Reviews

a) John and Carmen Palmer, proposed 2-lot Subdivision (SD) of parcel #0329-120.

Rob Litch representative for John and Carmen Palmer presented tonight. A letter from the Palmer's indicating their agreement for Rob Litch to represent them is in the application file.

Currently lot #0329-120 (formerly owned by Stanley Livingston) of 117.5 acres is now owned by the Palmer's. This lot is currently enrolled in the Current Use Program and holds the septic system for the town offices and Beeman School. The Palmers would like to subdivide off 7.5 acres to sell back to Stanley Livingston. The remaining acreage the Palmer's would keep in Current Use Program. The 7.5 acres is located in the RA5 district. The 7.5 acre lot was designed in order to gain the required road frontage, as per the regulations.

Access to the 7.5 acre lot is unknown at this time. As of this meeting date, VTrans has not reviewed the application. The DRB indicated access to the 7.5 acre lot off of Route 17 is a major concern, considering the lot location and the terrain. VTrans approval of a curb cut before granting this subdivision would be desired by the DRB.

The Zoning Administrator (ZA) indicated evidence that the property can properly house a septic system would be desired before the DRB grants approval of the subdivision.

Barrett made the motion to approve this sketch plan as a minor subdivision.

Sweeney seconded

Discussion - none

Vote: Yes – 7 (Barrett, Bouton, Dupoise, Fyles, Gordon, Smiley, Sweeney)

No – 0

Abstention – 0

Motion carries

2. Minutes

Dupoise asked to make the following changes in the July 6, 2015 minutes.

a) Under Public Hearing should the wording be changed from “drive through coffee shop” to reflect that it is no longer a drive through? – this change cannot be made as the wording “drive through coffee shop” was the wording in the application.

b) Change RR to railroad. The wording was changed in the minutes.

Barrett made the motion to accept the July 6, 2015 DRB minutes as presented with the change.

Dupoise seconded

Discussion – none

Vote: Yes – 5 (Barrett, Bouton, Dupoise, Fyles, Smiley)

No – 0

Abstention – 2 (Gordon, Sweeney)

Motion carries

3. Review and Sign Decisions:

a) *Jim Borne/John Melanson amended site plan #2015dRB-03-SP*

Dupoise made the motion to accept the Findings and Decisions as presented.

Smiley seconded

Discussion – Fyles thought there was a vote at the July 6, 2015 meeting with regards to signage. The Chair indicated no tangible stand was taken regarding signage. Smiley asked for an explanation of item “C” on page 4. The Chair explained.

Vote: Yes – 5 (Bouton, Dupoise, Fyles, Smiley, Sweeney)

No – 0

Abstention – 2 (Barrett, Gordon)

4. Review for Compliance and Sign Final Plats – none

5. Correspondence

a) Vermont League of Cities and Towns – newsletter of training seminars in Killington

6. New Business

- Smiley asked for an explanation of Section 526, Article 7 – the Chair explained the definition of 1:2 as it relates to the degree of slope.
- The Chair welcomed Marie Gordon as a new member of the DRB.

7. Old Business

The DRB will not hold a meeting on August 3, 2015. The next meeting will be August 17, 2015.

Dupoise made the motion to adjourn

Fyles seconded

Discussion – none

Vote: Yes – 7 (Barrett, Bouton, Dupoise, Fyles, Gordon, Smiley, Sweeney)

No – 0

Abstention – 0

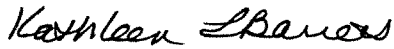
Motion carries

The meeting was adjourned at 7:45 PM

Respectfully Submitted By
Karen Gallott

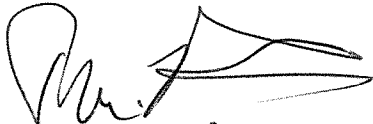


Tim Bouton, Chair



Kathy Barrett, Vice-Chair

Steve Dupoise

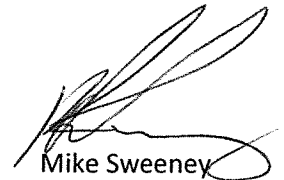
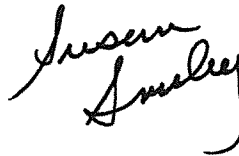


Tom Fyles

Marie Gordon



Susan Smiley



Mike Sweeney