

**Development Review Board Minutes
Town Office New Haven, Vermont
August 17, 2015**

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

Members & Alternates Absent: Steve Dupoise, Victor Bolduc-Alternate

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

Guests: Alan Bessette, Debra Bessette, Donna Fournier, Peter Fournier

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

a) Application #2015DRB-03-SD by Elgin Springs Farm, request for final plat approval for 2-lot minor subdivision (Lot #1-76.9 acres, Lot #2-80.6 acres) of parcel #0830 on map #5.

Alan Bessette is presenting a 2 lot subdivision of parcel #0830 tonight to the DRB. Currently parcel #0830 is owned by Elgin Springs Farm. Lot #1 will be owned by Alan and Debra Bessette. Lot #2 will continue to be owned by Elgin Springs Farm. There are no plans to develop Lot #1.

Open for Public Comment

Donna Fournier wanted confirmation from the Bessette's that parcel #1 would not be developed.

The Bessette's indicated that they are doing the subdivision in order to keep Lot #1 and keep and protect their view.

Public Comment Closed

Bessette indicated there currently is an agricultural curb cut and a 50 foot Right-of-Way to Lot #2 off of North Street.

The DRB suggested the Bessette's should ask the New Haven Town Highway Dept. for an official curb cut to Lot #2, before doing the subdivision.

The DRB indicated that Lot #1 is in the RA2 district and Lot #2 is the 10 acre zoning.

The Zoning Administrator (ZA) indicated that he will contact the Surveyors regarding the following:

- Change the title block on the survey to indicate the Development Review Board and delete the wording, New Haven Planning Commission
- The final size of the plat will be 18 x 24 inches

The ZA indicated that this hearing was properly warned and all abutting neighbors were notified of the hearing.

Sweeney made the motion to approve the minor two lot subdivision with the following conditions:

- Change the title block on the survey to indicated the Development Review Board and delete the wording, New Haven Planning Commission
- The final size of the plat will be 18 x 24 inches
- A curb cut with a right-of-way for Lot #2 approved and provided to the DRB prior to subdivision

Gordon seconded

Discussion – none

Vote: Yes – 6 (Barrett, Bouton, Fyles, Gordon, Smiley, Sweeney)

No – 0

Abstention – 1 (Johnston)

Motion Carried

End of Public Hearing

DRB Business

1. Sketch Plan Reviews – none

2. Minutes

Barrett made the motion to accept the July 20, 2015 DRB minutes as presented

Sweeney seconded

Discussion – none

Vote: Yes – 6 (Barrett, Bouton, Fyles, Gordon, Smiley, Sweeney)

No – 0

Abstention – 1 (Johnston)

Motion Carried

3. Review and Sign Decisions – none

4. Review for Compliance and Sign Final Plats – none

5. Correspondence

VT League of Cities and Town – October 2015 Town Farm Workshop

DRB members are invited and encouraged to take part in educational training

6. New Business

At the next scheduled DRB meeting, September 21, 2015, Mike McGrath will be presenting a site plan review for additional storage units.

7. Old Business

Discussion on the Palmer subdivision of 7.5 acres. A member of the DRB expressed concern regarding the safety of a proposed the curb cut to the 7.5 acre lot.

Barrett made the motion to adjourn

Fyles seconded

Discussion – none

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

No – 0

Abstention – 0


Motion Carried


The meeting was adjourned at 7:40 PM

Respectfully Submitted By

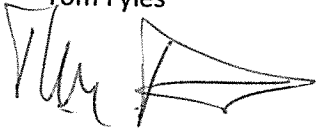
Karen Gallott

Tim Bouton, Chair

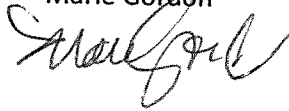

Kathy Barrett, Vice Chair


Donald Johnston, Clerk

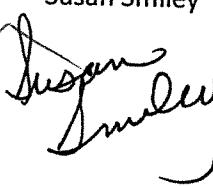
Tom Fyles



Marie Gordon



Susan Smiley



Mike Sweeney

