

Development Review Board
March 16, 2020
Town Office, New Haven, VT

DRB Members Present: Paul Audy, Kathy Barrett, Carol Charbonneau, Victor LaBerge, Charlie Roy

DRB Members Present via Remote: Donald Johnston, Susan Smiley

DRB Alternate Present via Remote: Tom Fyles

Staff Present: Karen Gallott – Minute Taker

Aaron Brown – Zoning Administrator & Town Administrator

Guests: Donna Seguin, John Seguin, Tim Bouton, Barb Torian, Jim Walsh, Dave Santos, Liam Murphy

Kathy Barrett, DRB Chair called the meeting to order at 7:00 PM.

Adjustments to the Agenda:

On March 10, 2020 the Select Board appointed Tom Fyles as an alternate and Victor LaBerge as a regular three-year DRB member.

Election of DRB officers will be held at the end of the meeting.

Applications:

1) *2020-DRB-02-BLA Seguin Boundary Line Adjustment at 967 South Street.*

Donald Johnston recused himself, he was the surveyor for the Seguin's. Tom Fyles will be a voting member for this hearing.

Johnston presented for the Seguin's. Back in 2006, a 10-acre subdivision was done to include the house and barns. Now the Seguin's would like to make the 10-acre lot into a 2-acre lot via a boundary line adjustment, leaving 139 +/- acres for the farm. The survey shows a replacement wastewater area for the proposed 2-acre lot, and a proposed well site. There is a proposed 50-foot-wide easement using the existing driveway for access to a future residential site.

The Seguin's have not met with Spencer Harris regarding the wastewater issue, due to weather.

Fyles asked if this is creating a new 2-acre lot and do all structures on the proposed 2-acre lot conform to the new 2-acre zoning (setback, street side and back side)? The buildings are pre-existing, but the lot is not pre-existing.

The Zoning Administrator (ZA) indicated the subdivision already took place, so this is not really a new lot. It's a changed lot. The road frontage is still 200 feet. The Planning Commission has not formally changed the zoning wording.

Roy made the motion to approve 2020-DRB-02 boundary line adjustment at 967 South Street with the following conditions:

- An easement for the proposed replacement septic to be shown on the Mylar
- Road frontage to be shown for the larger pieces of acreage

Audy seconded:

Discussion: Discussion regarding the setback of the pre-existing barn and how that will be, or not, changed by the proposed boundary line adjustment.

Roll Call Vote: Yes - 7 (Audy, Barrett, Charbonneau, Fyles, LaBerge, Roy, Smiley)

No – 0

Abstention – 1 (Johnston)

Motion carries.

2) 2020DRB-05-SK – Sketch Plan Review for Bouton-Torian Boundary Line Adjustment at 181 South Street

In 2018 Bouton/Torian purchased an abutting 7-acre lot. They would like to do a boundary line adjustment to make a new 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.

An agricultural cut is existing for the proposed Lot #2, Bouton/Torian's will come to the Select Board for a curb cut.

The setback for the barn to the newly created boundary line, is planned for 15 feet.

3) 2020 DRB-03 SK – Sketch Plan Review for Phoenix Feeds.

David Santos and Liam Murphy presented proposed improvements to the 22+/- acre property at 5482 Ethan Allen Highway.

- Construct a 24 x 45-foot single story addition on the north side of the existing two-story office building
 - Office space is currently located in the existing house - the new addition will also house office space
 - There would be no change to the traffic pattern or to the current parking for employees
 - DRB would like the setbacks to be shown on the sketch plan

- Construct a 72 x 100-foot stand-alone three (3) bay garage.
 - This garage will be used for maintenance on Phoenix Feeds trucks and trailers
 - The height of the structure will be 26 to 28 feet and the siding will be consistent with the color of siding currently on location
 - The structure will have a restroom- location of the wastewater tank needs to be shown
 - The front of the building will face Route 7 but not parallel to Route 7 in order to take advantage of the sun if solar panels are to be installed
 - The traffic pattern and parking for the maintenance of the trucks and trailers was not defined at this time. DRB would like to see cohesive traffic and parking patterns
 - DRB would like the setbacks to be shown on the sketch plan
 - DRB would like the boundary lines for the property shown on the sketch plan

Other Business

1. Minutes

LaBerge made the motion to approve the DRB minutes of February 3, 2020 as presented.

Audy seconded

Discussion – none

Roll Call Vote: Yes - 5 (Audy, Barrett, Johnston, LaBerge, Smiley)

No – 0

Abstention – 2 (Charbonneau, Roy)

Motion carries

Election of Officers:

Barrett made the nomination for Charlie Roy for DRB Chair

Audy seconded

Discussion – none

Roll Call Vote: Yes - 7 (Audy, Barrett, Charbonneau, Johnston, LaBerge, Roy, Smiley)

No – 0

Abstention – 0

Motion carries

Audy made the nomination for Kathy Barrett for DRB Vice Chair

Fyles seconded

Discussion – none

Roll Call Vote: Yes - 7 (Audy, Barrett, Charbonneau, Johnston, LaBerge, Roy, Smiley)

No – 0

Abstention – 0

Motion carries

Barrett made the nomination for Donald Johnston for DRB Clerk

Roy seconded

Discussion – none

Roll Call Vote: Yes - 7 (Audy, Barrett, Charbonneau, Johnston, LaBerge, Roy, Smiley)

No – 0

Abstention – 0

Motion carries

Charbonneau made the motion to adjourn

Fyles seconded

Discussion – none

Roll Call Vote: Yes - 7 (Audy, Barrett, Charbonneau, Johnston, LaBerge, Roy, Smiley)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 7:56 PM

Respectfully Submitted By

Karen Gallott

Kathy Barrett, Chair

Tom Fyles, Vice Chair

Donald Johnston, Clerk

Paul Audy

Carol Charbonneau

Victor LaBerge

Charlie Roy

Susan Smiley