

**Development Review Board  
October 19, 2020  
Town Office, New Haven, VT**

**DRB Members Present via Remote:**

Paul Audy, Kathy Barrett, Carol Charbonneau, Donald Johnston, Victor LaBerge, Charlie Roy,

**DRB Members Absent:**

Susan Smiley

**DRB Alternate Present via Remote:**

Tom Fyles

**Staff Present via Remote**

Karen Gallott – Minute Taker

Aaron Brown – Zoning Administrator & Town Administrator

**Guests via Remote:**

Mike Dunbar, Joe Bodington

Charlie Roy, Development Review Board (DRB) Chair called the remote meeting to order at 7:00 PM. Tom Fyles will be a voting member tonight.

**I. Adjustments to the Agenda:**

- Attorney Hill's response to Neilson sketch plan presented to DRB on October 5
- DRB Minutes of October 5, 2020

**II. Visitor's Business – none**

**III. Subdivision application #2020-DRB-16-SD Coombs at 2479 South Street for a two-lot subdivision.**

Barrett made the motion to continue application #2020-DRB-16 SD to November 2, 2020.

LaBerge seconded

Discussion – none

Roll call Vote: Yes 6 (Audy, Charbonneau, Barrett, Fyles, LaBerge, Roy)

No – 0

Abstention – 1 (Johnson)

Motion carries.

**IV. Sketch Plan Application #2020-DRB-17-SK Dunbar 1263 Dog Team Road for a two-lot subdivision.**

Dunbar currently owns 10 acres that abut Dog Team Road and Ethan Allen Hwy (Rt7). He would like to subdivide this into two lots. Lot 1 with 7.9 acres which is located in the Hwy Commercial zone which Middlebury Fence Company is located on. And Lot 2 with 2.1 acres located in the RA2 zone to build a single-family residence.

Lot 2 will be divided by the existing driveway which will remain and is being used by the structures located on Lot 1. The proposed septic location for Lot 2 will be on the north side of the existing driveway.

Barrett made the motion to accept application #2020-DRB-17-SK as a minor subdivision.

Fyles seconded

Discussion:

- Johnson would like to see a 50-foot-wide easement shown over the existing driveway to Lot 1.
- The proposed replacement septic area for Lot 1 is shown to be partially located on proposed Lot

- The DRB suggested reworking the boundary lines for Lot 2 to avoid having part of Lot 1 replacement septic on proposed Lot 2

Roll call Vote: Yes 7 (Audy, Charbonneau, Barrett, Fyles, Johnston, LaBerge, Roy)

No – 0

Abstention – 0

Motion carries.

**V. Continuation of Application #2020-DRB-13-CU Champion Auto Glass at 3378 Ethan Allen Highway.**

The Zoning Administrator (ZA) read Joe Bodington’s answers to the DRB questions from the October 5, 2020 meeting. (see attached). Additional questions tonight were asked of Joe Bodington as Rick Bodington was not in attendance at this meeting.:

- What are the days of operation?
  - Bodington: Business and office hours will be Monday through Friday with an occasional Saturday, no holidays
- DRB asked if there would be a scheduling conflict in the winter months if both businesses need to use the garage area at the same time.
  - Bodington indicated it only takes an hour to change out a windshield
- Sales of cars?
  - Bodington is not a licensed dealer. The state requires sales of 12 cars and more per year to be licensed.
- Rick’s Automotive (Diesel repair) idling of diesel trucks?
  - There will be approximately 5 minutes of idling especially in colder weather for the diesel motors. Do not foresee idling for long periods of time.
- Increase of outdoor lighting?
  - There will be a small outdoor light at the entryway on the 28 x 28-foot addition.

DRB expressed the main concern of Home business may occupy up to 1,200 square feet in an accessory building. The current garage building at 1,600 square feet, exceeds the 1,200 square foot. The addition of the 28 x 28 would definitely exceed what is allowable.

Bodington indicated that there is only one lift which uses 1/3 of the floor area in the current garage building which is being used for the Rick’s Automotive Diesel business – the diesel business is only using approximately 500 sq ft of the current garage.

Barrett made the motion to approve application #2020-DRB-13-CU as a Home Business. With the following conditions:

- Only 500 square feet of the main garage/shop is used for business purposes only. The remaining area is to be personnel use only.
- Business House will be Monday-Friday 8:00AM to 6:00 pm
- No working on holidays
- Businesses can only operate no more than five (5) Saturday’s per year
- No more than eight (8) cars per year to be sold on premises.

Johnston seconded

Discussion: none

Roll call Vote: Yes 7 (Audy, Charbonneau, Barrett, Fyles, Johnston, LaBerge, Roy)

No – 0

Abstention – 0

Motion carries.

**VI. Minutes – October 5, 2020**

Fyles made the motion to accept the October 5, 2020 DRB minutes as presented.

Barrett seconded

Discussion - none

Roll call Vote: Yes 4 (Barrett, Fyles, Johnston, Roy)

No – 0

Abstention – 3 (Audy, Charbonneau, LaBerge)

Motion carries.

7:40 PM the DRB went into Deliberative Session

7:48 PM The DRB came out of Deliberative Session

Barrett made the motion that the Neilson application #2020-DRB-15-SK not be moved forward as it is creating a non-conforming lot.

Charbonneau seconded

Discussion: the ZA will talk with the applicate about an accessory dwelling

Roll call Vote: Yes 7 (Audy, Charbonneau, Barrett, Fyles, Johnston, LaBerge, Roy)

No – 0

Abstention – 0

Motion carries.

Charbonneau made the motion to adjourn

Fyles seconded

Discussion - none

Roll call Vote: Yes 7 (Audy, Charbonneau, Barrett, Fyles, Johnston, LaBerge, Roy)

No – 0

Abstention – 0

Motion carries.

The meeting was adjourned at 7:50 PM

Respectfully Submitted By

Karen Gallott

Charlie Roy, Chair

Kathy Barrett, Vice Chair

Donald Johnston, Clerk

Pau Audy

Carol Charbonneau

Tom Fyles

Victor LaBerge