

Development Review Board Minutes
Town Office New Haven, Vermont
December 3, 2018

ORIGINAL

Members Present: Kathy Barrett, Tim Bouton, Carol Charbonneau, Tom Fyles, Donald Johnston, Charlie Roy (via phone), Susan Smiley

Staff: Karen Gallott-Minute Taker; Katie Raycroft-Meyer-Zoning Administrator (ZA)

Guests: Brittany Leno, Linda Sweeney, Jeff Glassberg, David Livingston

Kathy Barrett, Chair called the Development Review Board (DRB) meeting to order at 7:00 pm.

Adjustments to the Agenda: none

Visitors Business – none

Public Hearing

a) *DRB#2018-07-SD (subdivision) Sweeney Family 3-lot subdivision, continuation of final plat hearing.*

Sweeney's indicated there were no changes to the plat from the November 19, 2018 hearing.

Bouton made the motion to close the hearing

Fyles seconded

Discussion – none

Roll Call Vote: Barrett-yes; Bouton-yes; Charbonneau-yes; Fyles-yes; Johnston-yes; Roy-yes; Smiley-yes

Motion passed

The hearing is closed.

Sketch Plan Reviews – none

DRB Business

1. Minutes for November 19, 2018

Johnston made the motion to approve the November 19, 2018 DRB minutes as presented.

Fyles seconded

Discussion – none

Roll Call Vote: Barrett-yes; Bouton-yes; Charbonneau-yes; Fyles-yes; Johnston-yes; Roy-yes; Smiley-yes

Motion passed

2. Review and Sign Decisions – none

3. Review decision compliance and/or sign final plats – none

4. Correspondence – none

5. New/Old Business

a) *Presentation by Dave Livingston regarding a proposal to display and sell yard, farm and garden sheds at 5320 Ethan Allen Hwy (corner of Rte 7 & Rte 17), parcel #0293-000. Applying for a conditional use permit.*

Livingston is owner of *Livingston Farm* business at the corner of Rte 17 and Rte 116 in Bristol. Livingston would like to set up a smaller satellite business at the Rte 7 & Rte 17 intersection in New Haven. There would be a small rotating inventory of swing sets, chicken coops, sheds and gazebos.

Livingston will lease the land from Champlain Oil for the first year of business with a port-o-let on site. The site is already equipped with a small septic system. Livingston will also gravel and regrade the site.

If business continues to be good, Livingston would like to purchase the property from Champlain Oil, at that time he would install a small permanent shed to house an office and handicap bathroom.

Livingston indicated there are two existing posts on site; could they be used for signage?
DRB advised that signage should not obstruct the site lines from Rte 7 and Rte 17. Livingston should also check with the state regarding their regulations on site lines for the intersection.

b) Proposed zoning regulations edits. Potential working meeting with Planning Commission (PC) to develop interim zoning map/regulation changes.

A draft of the zoning regulations was available to DRB board members. It was decided the DRB should make comments as a group on the draft and send it back to the PC and work with the PC on revisions.

Charbonneau indicated that previously the DRB sent a list of 10 items of concern to the PC for them to review and revise. These items should be addressed before addressing the recent zoning map issue.

Another point of discussion; the PC needs to think about what they want for town development, write up the regulations and submit to the DRB for review and comment.

Open for Public Comment

Glassberg felt the PC should have a vision and construction of that vision put forth in the zoning regulations.

Public Comment Closed

Sweeney Decision

Charbonneau made to motion to approve the Sweeney Decision

Fyles seconded

Discussion:

- Bouton felt uncomfortable voting affirmative to this decision; as this was like the Jipner decision and the DRB voted no for that. Bouton felt the DRB needs to be consistent; and the DRB should use the PC ruling going forward.
- Fyles indicated that the Jipner subdivision proposal came in after the Sweeney’s subdivision proposal.
- Johnston indicated on the Jipner proposal the DRB didn’t consider the septic issue but focused on the misrepresentation of the zoning districts.

Roll Call Vote: Barrett-yes; Bouton-no; Charbonneau-yes; Fyles-yes; Johnston-yes; Roy-yes; Smiley-yes

Motion passed – Subdivision is approved

Fyles left the meeting and Roy signed off at 7:55 pm

Charbonneau made the motion to adjourn

Smiley seconded

Discussion – none

Vote: Yes – 5 (Barrett, Bouton, Charbonneau, Johnston, Smiley)

No – 0

Abstention -0

Motion carries

The meeting was adjourned at 8:12 PM

Respectfully Submitted By:

Karen Gallott



Kathy Barrett, Chair



Tom Fyles, Vice Chair



Donald Johnston, Clerk



Timothy Bouton



Carol Charbonneau



Charlie Roy



Susan Smiley