

Development Review Board Minutes
Town Office New Haven, Vermont
July 1, 2019

Members Present: Paul Audy, Kathy Barrett, Carol Charbonneau, Tom Fyles, Charlie Roy, Susan Smiley
Members Absent: Donald Johnston
Staff: Karen Gallott-Minute Taker
Guests: Steve Dupoise, Scott Hardy

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 Hearings – none

Sketch Plan Reviews

a) Scott Hardy possible subdivision

Scott Hardy resides at 1374 Pearson Road; Hardy is currently not moving forward with subdivision plans. Hardy came to the DRB this evening to explore the use of the barn on his property as an event space.

The barn currently has electricity but no heat. The event space would be the current 2nd floor or “haymow” approximately 5,000 sq. ft. He would like to open the west side of the barn with canvas panels for the westerly views. The events envisioned: weddings and parties from May through October. The events would be catered as there are no kitchen facilities and Port-A-Lets will be used at first. Events would be overseen by an outside event planner.

Hardy did a sound test on site and road noise was more decibels than music playing on a PA system inside the barn. Hardy has talked with Derek Dykstra about the possible use of his field across the road for parking but has not talked with the neighbors at this time.

DRB concerns are:

- Addressing safety issues with parking across the road and people crossing back and forth on the road
 - Hardy would use traffic cones or signage
- Outside lighting needs to be addressed
- Emergency exits
- Engaging the State Fire Marshall
- Authorization for parking

DRB confirmed the maximum noise limit is 70 decibels at the property line.

DRB would look at this as an Accessory Use (Section 1001(B)-By Right Use #5) or a Conditional Use (Section 1001(B)-Conditional Use #2 and #3).

DRB would have ability to regulate size, number of events and hours

Regulate the use of the building

Regulate outside use of the building or if the footprint is enlarged

Hardy’s timeline - possibly 2020

b) Steve Dupoise storage shed

Steve would like to install another 30 x 200 ft storage building at Ethan Allen Highway Storage, 229 Ethan Allen Highway.

Proposed building will match existing buildings on site.

Proposed building will match existing utilities and greenspace

Proposed building will meet the 75 foot setback from Route 7
Current landscaping will be moved and replanted to accommodate proposed building

Dupoise will have to go through Act 250 process.
DRB did not have any concerns/issues with this proposal at this meeting.

DRB Business

1. Minutes

Smiley made the motion to accept the June 17, 2019 DRB minutes as presented.

Fyles seconded

Discussion – none

Vote: Yes – 5 (Audy, Barrett, Charbonneau, Fyles, Smiley)

No -0

Abstention -1 (Roy)

Motion carries

2. Review and Sign Decisions – none

3. Review Decision Compliance and/or Sign Final Plat – none

4. Correspondence – none

5. Old Business

Barrett gave a brief background on Aaron Brown, the new Zoning Administrator (3 yr. contract) and Town Manager (1 yr. contract) begins July 9, 2019

6. New Business

- No business has been scheduled for a July 15, 2019 meeting
- Gallott asked if there would be a meeting on August 5th? Barrett indicated at this time no business has been scheduled for that date.

The next scheduled DRB meeting would be August 19th, unless business comes up that needs to be addressed.

Charbonneau made the motion to adjourn.

Fyles seconded

Discussion – none

Vote: Yes – 6 (Audy, Barrett, Charbonneau, Fyles, Roy, Smiley)

No – 0

Abstention – 0

Motion carries

The meeting adjourned at 7:50 PM

Respectfully Submitted By

Karen Gallott



Kathy Barrett, Chair



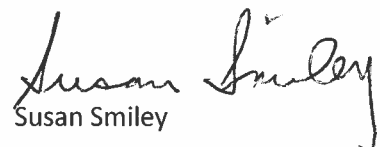
Tom Fyles, Vice Chair



Carol Charbonneau

Tom Fyles

Charlie Roy



Susan Smiley

