

Town of New Haven  
78 North Street  
New Haven, VT 05472

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April 29, 2020

David Hills  
Waypoint Management Services  
PO Box 561  
Middlebury, VT 05753

In re: 2020-DRB-06-SK Sketch Plan Review of Hills-Sinks Proposed Development of the Deerview, LLC Property Located on Ethan Allen Highway, New Haven, VT

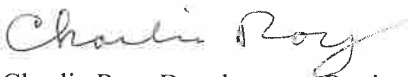
Dear Mr. Hills,

The New Haven Development Review Board met April 6, 2020 to review your proposed development of the Deerview, LLC property located between the Sunoco gas station and Vermont State Police barracks on Route 7. This preliminary review is known as a “sketch plan” and does not represent a formal approval. The Board confirmed that your proposal will require review under the site plan and conditional use standards of the Town of New Haven. It made several recommendations for you to consider in your full application:

- (1) Please state any planned changes to wastewater and potable water supply, including any approved designs and/or installation certificates from a licensed engineer;
- (2) Provide a final site map that shows distances from existing and planned buildings to proposed boundaries;
- (3) Specify whether you seek approval for the development of all six lots at once or plan a phased approach;
- (4) The site plan for the first project – the headquarters for Multy Builders Construction Company – should ensure that parking and traffic patterns consider the full build-out of all six lots;
- (5) The DRB hopes future business development will promote locally owned businesses to the fullest extent possible and avoid fast food establishments.

The fee for a combined conditional use and site plan hearing is \$300 and requires another hearing with the Development Review Board. I must put a notice of the meeting in our local paper at least 15 days prior to the hearing, so please provide me with your application 3-4 weeks before you hope to hold the hearing. The Board typically meets the first and third Mondays of each month at 7:00 PM at the Town Office. Obviously, we will continue to meet remotely until we receive state guidance that advises we can meet in person. Do not hesitate to contact me with any other questions.

Sincerely,



Charlie Roy, Development Review Board Chair

Cc: Sent to addressee  
Posted, file, and recorded in land records

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Aaron Brown

Zoning Administrator