

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

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July 9, 2020

Jacob Reed  
Vermont Electric Power Company (VELCO)  
366 Pinnacle Ridge Road  
Rutland, VT 05701

In re: 2020-DRB-09-SK Sketch Plan Review of Vermont Electric Power Company's Conversion of a Temporary Storage Yard to a Permanent Commercial "Lay-Down" Yard

Dear Mr. Reed,

The New Haven Development Review Board (DRB) met April 6, 2020 to review your proposed development of the VELCO property located at 760 Main Street. 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. VELCO updated its Act 250 application on June 3 and described the laydown yard as follows: "VELCO is now proposing to relocate the Laydown Yard on the property and begin to rent construction mats as part of commercial business operations in addition to supporting VELCO's ongoing utility maintenance operations."

The DRB made several recommendations for you to consider in your final application. The DRB has not had the opportunity to review the recently proposed change in use to a commercial rental facility. You will need to return to the DRB to discuss this change in plans. Additionally:

- (1) Provide a full site plan that shows distances from existing and all planned buildings and development to proposed boundaries across the entire property.
- (2) Explain how the category of the proposed use – the outdoor storage of construction materials – complies with Article X, Sections 1002-3: Rural Agricultural District (RA-5 and RA-10) of the New Haven Zoning Bylaws. Your parcel is split between the 5- and 10-acre Rural Agricultural districts and the regulations do not allow most commercial development in this area.
- (3) Confirm that the area of the proposed development lies within Parcel 0254-200.

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, DRB Chair

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