

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

---

October 21, 2020

Daniel Neilson  
115 Halpin Covered Bridge Road  
New Haven, VT 05472

In re: 2020-DRB-15-SK Neilson Subdivision

Dear Mr. Neilson,

The New Haven Development Review Board (DRB) met October 5 and 19, 2020 to discuss a potential subdivision of your 10.8-acre lot into two lots. Unfortunately, because most of the lot lies within the Rural Agricultural 10-Acre district, the proposed 8 +/- acre lot would not conform to current size requirements. You have the right to proceed with a formal application to subdivide, but it could be denied due to this problem.

One alternate approach would be to maintain a single parcel and build an accessory dwelling on the same site. You could also seek to acquire 1.2 acres from a neighbor through a boundary line adjustment and then proceed with a subdivision. Please contact Zoning Administrator Aaron Brown at 453-3516 or [newhavenzoning@gmavt.net](mailto:newhavenzoning@gmavt.net) to discuss those options.

The Board typically meets the first and third Mondays of each month at 7:00 PM at the Town Office. 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