

Findings and Decision

Susan and Christopher Coombs, 2479 South Street, New Haven, VT
Subdivision Application No. 2020-DRB-16-SD

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of permit application #2020-DRB-16-SD, a minor subdivision application for 2479 South Street, New Haven, Vermont.
2. The application was considered by the Development Review Board (DRB) at a public hearing on November 2, 2020. The DRB reviewed the application pursuant to the Town of New Haven Subdivision Regulations adopted and amended in July 2006 and the Town of New Haven Zoning regulations as adopted August 21, 2012.
3. The following members of the DRB participated in the applications review and decision:
 - Paul Audy
 - Kathy Barrett, Vice-Chair
 - Victor Laberge
 - Charlie Roy, Chair
 - Susan Smiley
 - Tom Fyles
4. The names of other persons present and available to provide testimony:
 - Aaron Brown, Zoning Administrator
 - Karen Gallot, Minute-Taker
 - Donald Johnston (recused Board member), consultant
 - Christopher Coombs
 - Susan Coombs

New Haven Town Clerk's Office
 Received November 16, 2020
 at 3 o'clock 30 Minutes pm
 and Recorded in Land Records
 Book 90 Pages 413-414
 Attest: Danielle Chirp
 TOWN CLERK

5. During the course of the hearing the following exhibits were submitted to the DRB:
 1. Subdivision Plan dated October 23, 2020, prepared by Donald Johnston
 2. Forest Stand Map dated September 15, 2011 prepared by Brendan Moore of Prentiss & Carlisle

These exhibits and application are on file and available by contacting the New Haven Zoning Administrator.

FINDINGS OF FACT

Based on the provided site plan, testimony, exhibits, and other evidence, the DRB makes the following findings:

1. This proceeding involves the minor subdivision of 2479 South Street into a 21.60-acre lot (Lot 1) and a 165.5-acre lot (Lot 2).

Findings and Decision

**Susan and Christopher Coombs, 2479 South Street, New Haven, VT
Subdivision Application No. 2020-DRB-16-SD**

- 2. The property contains land located within RA-2, RA-10, and Forest zoning districts..

CONCLUSIONS:

The New Haven Development Review Board concludes that:

- 1. The proposed minor subdivision will result in two conforming lots of 21.6 and 165.5 acres each. Susan Coombs proposes to retain ownership of the house lot on 21.6 acres and her brother Christopher Coombs will own the proposed 165.5-acre lot.

DECISION AND CONDITIONS

Based upon the application record, testimony, above findings, and conclusions, the DRB in a vote of 5-0, approves the subdivision proposed by Susan and Christopher Coombs at parcel 0540 depicted on the final application 2020-DRB-16-SD.

The following conditions are applied to this site plan approval:

- The applicants shall submit for approval a survey/Mylar that complies with the required minimum standards.
- No additional land development shall occur without prior approval.
- Further development of the lot may require an amendment to wastewater/potable water supply and other state or federal permits. Please contact Rick Oberkirch, Permit Assistance Specialist at the Agency of Natural Resources, for more information: (802) 282-6498 or Rick.Oberkirch@vermont.gov.
- All exhibits presented in support of application # 2020-DRB-16-SD and findings of fact as recorded in this decision are included as conditions in the granting of this approval, unless otherwise amended in this approval.
- The approval of the DRB shall expire 180 days from the date of this decision, unless the approved plat is duly filed and recorded in the office of the municipal clerk.

Dated at New Haven, Vermont, this 11th Day of November, 2020.

Paul Audy

Kathleen J. Barrett
Kathy Barrett, Vice-Chair

Carol Charbonneau

Tom Fyles

TOWN OF NEW HAVEN

Development Review Board

Findings and Decision


**Susan and Christopher Coombs, 2479 South Street, New Haven, VT
Subdivision Application No. 2020-DRB-16-SD**



Victor Laberge



Charlie Roy, Chair



Susan Smiley

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding before the development review board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.