

**Town of New Haven**  
**Application to Development Review Board**

Parcel # 0394 Map # 7 & 8 Applicant: I own this property: ~~YES~~ **XXX** NO

Name: Scott Hardy

Email: scott@linckia.com Phone: (802) 373-6762

Address 1374 Pearson Road, New Haven (mailing- 204 Thompson Rd. Shelburne VT 05482)

Landowner: I Scott Hardy am the legal owner of the property located at 1374 Pearson Road Described in Book 75 Page 453 of the New Haven Land Records. I acquired the property on May, 2010

**Type of Application:**      **Application for:**

- Sketch Plan  
 Variance     Conditional Use Permit     Site Plan Review     Boundary Line Adjustment  
 Minor Subdivision (<3)       Major Subdivision (> 3)

Appeal for interpretation of zoning ordinance or map.

Appeal from decision of the administrative officer.  
A copy of this appeal must be filed with the administrative officer.

Application for a change of nonconforming use

Other: \_\_\_\_\_

Provision of zoning ordinance in question \_\_\_\_\_

Previous Use: residential \_\_\_\_\_

Current Use: residential \_\_\_\_\_

**Signature of land owner** \_\_\_\_\_ **Date** 10/5/2020

**Signature of Applicant**  
(in addition to owner)  \_\_\_\_\_

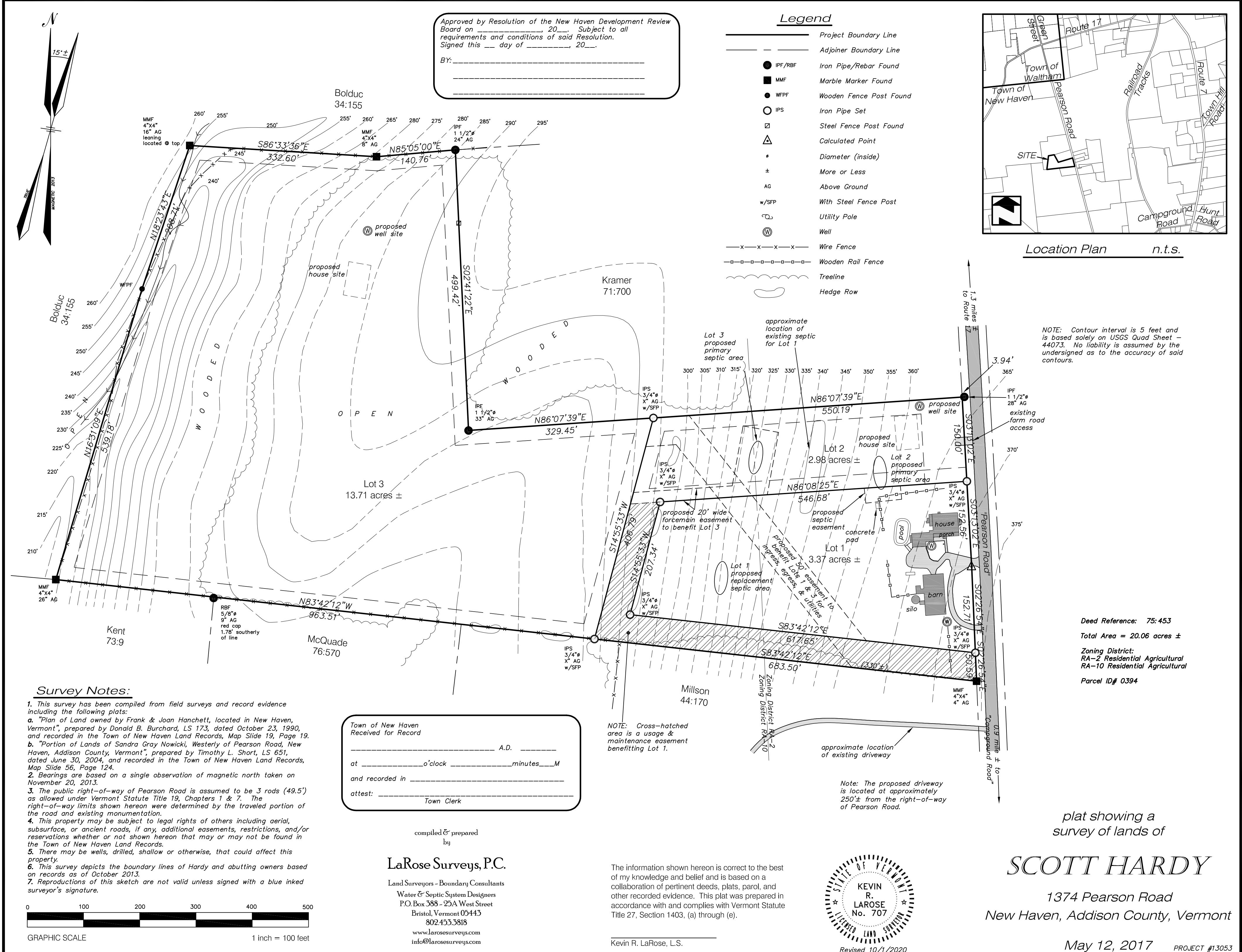
Fee Paid \_\_\_\_\_

Date of Hearing by Board \_\_\_\_\_ Application# \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Decision \_\_\_\_\_

Conditions \_\_\_\_\_

Date of notice given to applicant \_\_\_\_\_

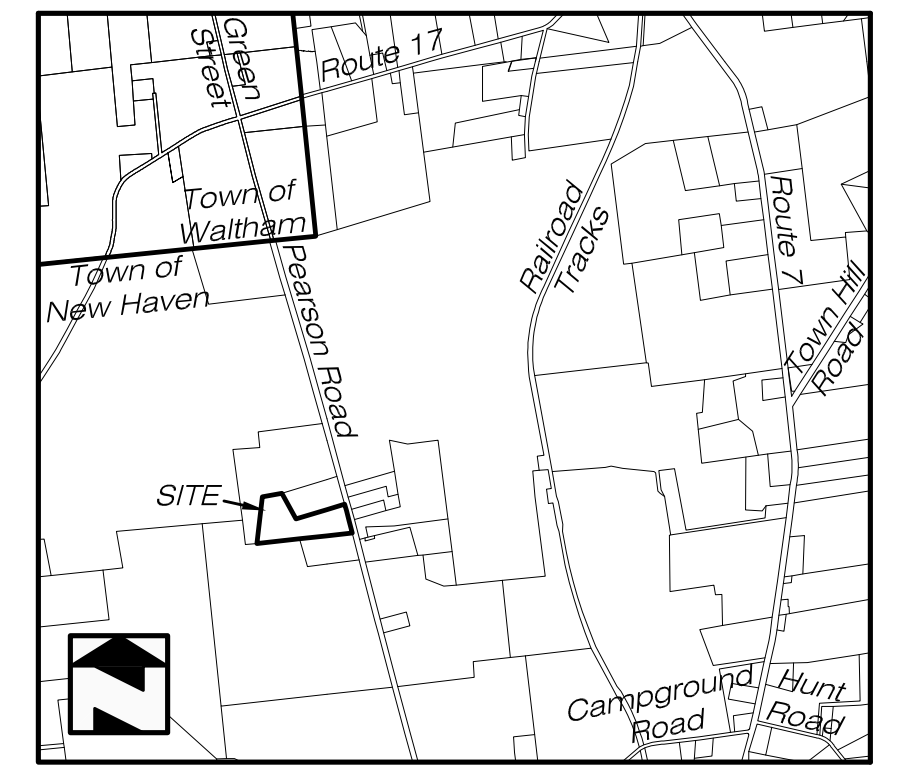


Approved by Resolution of the New Haven Development Review Board on \_\_\_\_\_, 20\_\_\_\_. Subject to all requirements and conditions of said Resolution. Signed this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

**Legend**

- Project Boundary Line
- - - Adjoiner Boundary Line
- IFF/RBF Iron Pipe/Rebar Found
- MMF Marble Marker Found
- WFPF Wooden Fence Post Found
- IPS Iron Pipe Set
- Steel Fence Post Found
- △ Calculated Point
- \* Diameter (inside)
- ± More or Less
- AG Above Ground
- w/SFP With Steel Fence Post
- Utility Pole
- ⊙ Well
- - - - - Wire Fence
- - - - - Wooden Rail Fence
- ~ Treeline
- Hedge Row



Location Plan n.t.s.

NOTE: Contour interval is 5 feet and is based solely on USGS Quad Sheet - 44073. No liability is assumed by the undersigned as to the accuracy of said contours.

Deed Reference: 75:453  
 Total Area = 20.06 acres ±  
 Zoning District: RA-2 Residential Agricultural  
 RA-10 Residential Agricultural  
 Parcel ID# 0394

**Survey Notes:**

1. This survey has been compiled from field surveys and record evidence including the following plats:
  - a. "Plan of Land owned by Frank & Joan Hanchett, located in New Haven, Vermont", prepared by Donald B. Burchard, LS 173, dated October 23, 1990, and recorded in the Town of New Haven Land Records, Map Slide 19, Page 19.
  - b. "Portion of Lands of Sandra Gray Nowicki, Westerly of Pearson Road, New Haven, Addison County, Vermont", prepared by Timothy L. Short, LS 651, dated June 30, 2004, and recorded in the Town of New Haven Land Records, Map Slide 56, Page 124.
2. Bearings are based on a single observation of magnetic north taken on November 20, 2013.
3. The public right-of-way of Pearson Road is assumed to be 3 rods (49.5') as allowed under Vermont Statute Title 19, Chapters 1 & 7. The right-of-way limits shown hereon were determined by the traveled portion of the road and existing monumentation.
4. This property may be subject to legal rights of others including aerial, subsurface, or ancient roads, if any, additional easements, restrictions, and/or reservations whether or not shown hereon that may or may not be found in the Town of New Haven Land Records.
5. There may be wells, drilled, shallow or otherwise, that could affect this property.
6. This survey depicts the boundary lines of Hardy and abutting owners based on records as of October 2013.
7. Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.



Town of New Haven  
 Received for Record

\_\_\_\_\_ A.D. \_\_\_\_\_

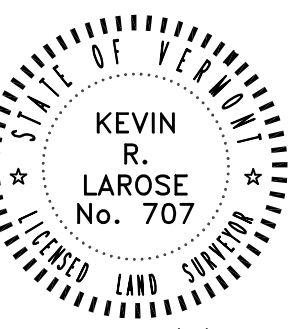
at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes \_\_\_\_\_ M

and recorded in \_\_\_\_\_

attest: \_\_\_\_\_  
 Town Clerk

compiled & prepared by  
**LaRose Surveys, P.C.**  
 Land Surveyors - Boundary Consultants  
 Water & Septic System Designers  
 P.O. Box 588 - 25A West Street  
 Bristol, Vermont 05443  
 802.453.3818  
 www.larosuresurveys.com  
 info@larosesurveys.com

NOTE: Cross-hatched area is a usage & maintenance easement benefitting Lot 1.



The information shown hereon is correct to the best of my knowledge and belief and is based on a collaboration of pertinent deeds, plats, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, Section 1403, (a) through (e).

Kevin R. LaRose, L.S.

Revised 10/1/2020

plat showing a survey of lands of

**SCOTT HARDY**

1374 Pearson Road  
 New Haven, Addison County, Vermont

May 12, 2017 PROJECT #13053

Application No. \_\_\_\_\_

Applicant: I own this property: **YES** NO

**Town of New Haven  
Application to Development Review Board**

Name: Scott D. Hardy Phone 802-373-6762

Address 1374 Pearson Rd / PO Box 40 New Haven, VT 05472

Landowner: I Scott Hardy am the legal owner of the property located at 1374 Pearson Rd

Described in Book \_\_\_\_\_ Page \_\_\_\_\_ of the New Haven Land Records.

I acquired the property on May 5, 2010.

**Type of Application:**

Application for:  Variance  Conditional Use Permit  Site Plan Review

Boundary Line Adjustment  Minor Sub Division (Less than 3 lots)  
Major Sub Division (3 or more lots)

Appeal for interpretation of zoning ordinance or map.

Appeal from a decision of the Administrative officer. (A copy of this appeal must be filed with the administrative officer.)

Application for a change of nonconforming use

Other: Sketch Plan meeting

Provision of zoning ordinance in question \_\_\_\_\_

Previous Use: Residence

Current Use: Residence

Signature of Land owner \_\_\_\_\_ Date 10/15/2013

Signature of Applicant (In addition to owner) \_\_\_\_\_

Date of Hearing by Board \_\_\_\_\_ Fee Paid \_\_\_\_\_

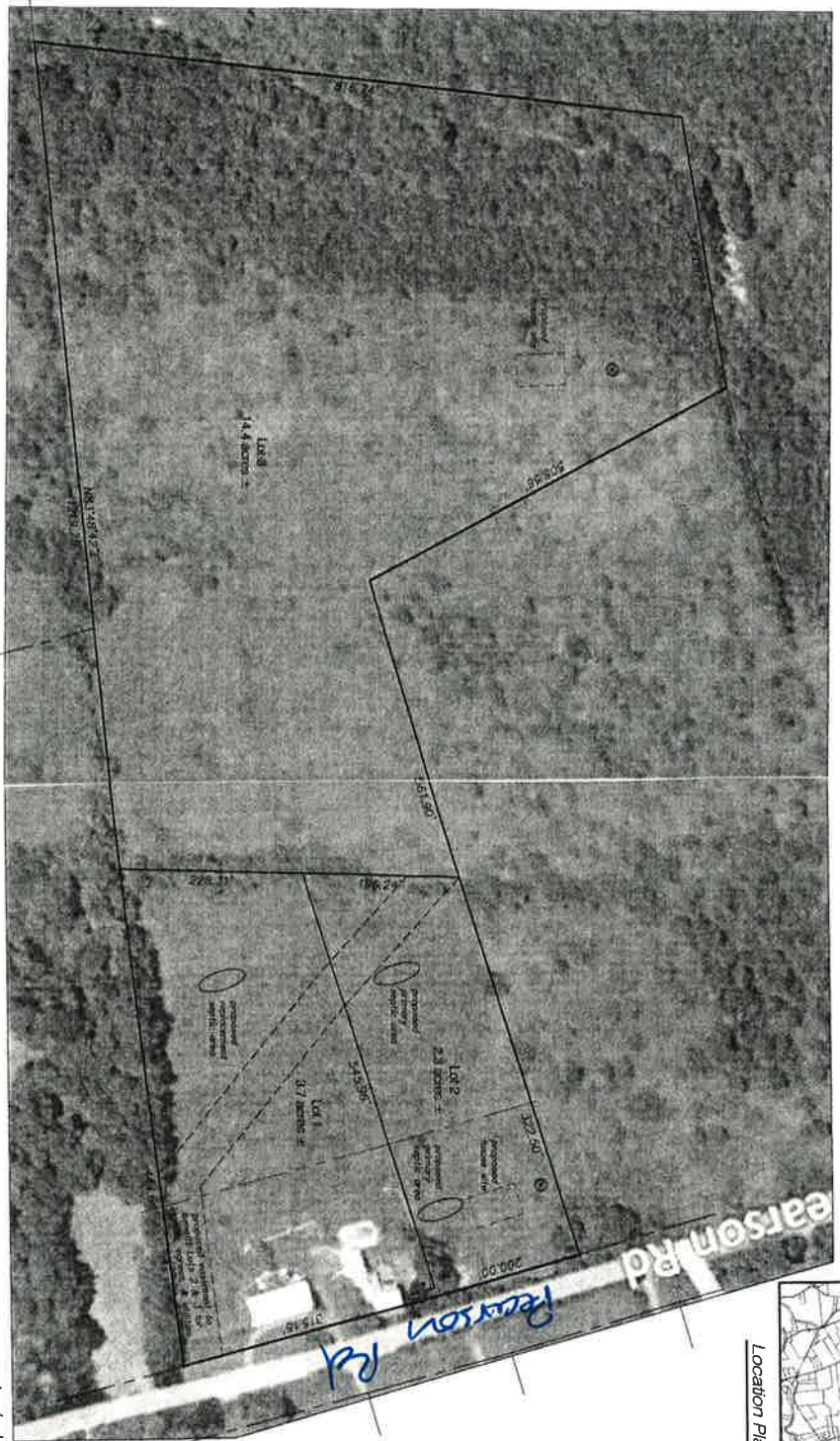
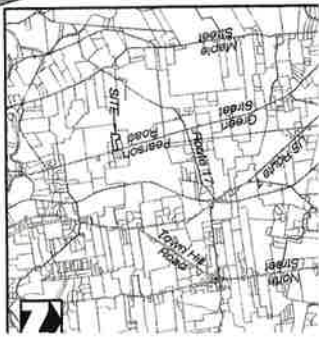
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Decision \_\_\_\_\_

Conditions \_\_\_\_\_

Date of notice given to applicant \_\_\_\_\_



**Legend**  
 --- Project Boundary Line  
 --- Adjacent Boundary Line  
 \* Area of Lease  
 MW



compiled & prepared  
 by  
**LaRose Surveys, P.C.**  
 Land Surveys - Boundary Complants  
 Water of Surface System Divisions  
 P.O. Box 386 - 25A Main Street  
 Berlin, Vermont 05643  
 802-535-3868  
 www.larosuresurveys.com

a conceptual plan showing a  
 proposed subdivision of lands of  
**SCOTT  
 HARDY**  
 Pearson Road  
 New Haven, Addison County, Vermont  
 October 1 2012

GRAPHIC SCALE  
 0 100 200 300 400 500  
 1 inch = 100 feet  
*Scale reduced*

*3-LOT Sketch Plan*

## DRB Sketch Plan Checklist for all Applications

- 2 copies submitted to ZA 15 days prior to DRB meeting
- Name and contact information of owner
- Neighboring residents and addresses for future notification
- Proposal sketched on a survey of the property, or in absence of a survey, sketch may be submitted on a copy from the town tax maps.
- Minimum sketch size: 11 x 17
- Vicinity map included, showing where property is located
- Sketch should include the main features of the land including:
  - General land cover (open, wooded, hedge rows, etc)
  - Features that may limit or restrict development (streams, wetlands, wet areas, mapped flood zones, ledges, steep slopes, archaeological sites, cemeteries, etc.)
  - Existing and/or proposed septic and well locations \*
  - Existing and/or proposed structures and their proposed uses \*
  - Existing and/or planned town and private culverts
  - Existing and/or planned roads, driveways, farm roads \*
  - Existing and/or planned Rights of Way or other easements \*
  - Approximate acres of each lot
  - Applicable zoning district boundaries

\* Man made improvements shown on the sketch should include dimensions of improvement and distances in feet to nearest property boundary and to other existing and proposed improvements.

Sketch Plan Complete - \_\_\_\_\_

(Zoning Administrator Signature)

(Date)

**Development Review Board Minutes  
Town Offices, New Haven, Vermont  
October 21, 2013**

**Members Present:** Kathy Barrett, Tim Bouton, Steve Dupoise, Jim Gallott, Mike Sweeney

**Members Absent:** Donna Blaise, Donald Johnston

**Alternate Present:** Victor Bolduc

**Staff:** Zoning Administrator-Dave Wetmore

**Visitors:** Scott Hardy

Tim Bouton, Chair, called the Development Review Board (DRB) meeting to order at 7:00 PM. Bolduc will be a voting member tonight.

**Visitors Business** – none

**Public Hearing**

1. *Continued from 10/7/2013 – application #2013DRB-08-SP is a request by Dale Dingler, dba Dingler Holdings LLC for amended site plan approval. Mr. Dingler is not prepared for tonight. He requests that the hearing be moved to November 18, 2013.*

Dupoise made the motion to move application 2013-DRB-08-SP to November 18, 2013.

Gallott seconded

Discussion – none

Vote: Yes – 6 (Barrett, Bolduc, Bouton, Dupoise, Gallott, Sweeney)

No – 0

Abstention – 0

Motion carries

**End of Public Hearing**

**DRB Business**

**1. Sketch plan reviews**

*a) Scott Hardy proposed 3-lot subdivision.*

Hardy is proposing a 3- lot subdivision of his property located at 1374 Pearson Road, New Haven. Lot 1 with the current residence and out buildings is proposed at 3.7 acres: Lot 2 currently undeveloped is proposed at 2.3 acres and Lot 3 currently undeveloped is proposed at 14.4 acres. The septic for Lot 3 will be located on Lot 2.

The required road frontages for Lots 1 & 2 are met.

There is currently an agricultural road cut on lot 2.

The DRB would like the Site Plan to show the following:

- Easement to Lot 2 for the proposed septic system that will serve lot 3 needs to be shown
- Easement for the proposed right-of-way needs to be shown
- 5 foot contours need to be shown – due to the steep topography of the lot
- Wastewater permits with approval from the State
- If Hardy's plan to use the neighbor's (Millison's) driveway as part of an easement, a letter of agreement must be obtained from the Millison's

- If a new road cut is proposed for Lot 3 a letter of approval must be obtained from the Select Board
- A letter of approval from the Select Board to upgrade the existing agricultural road cut for proposed Lot 2
- Show significant natural features (wetlands, conservation district, etc.) on the Site Plan

Gallott made the motion to accept this application as a major subdivision.

Barrett seconded

Discussion – none

Vote: Yes – 6 (Barrett, Bolduc, Bouton, Dupoise, Gallott, Sweeney)

No – 0

Abstention – 0

Motion carries

**2. Review of Minutes**

Barrett made the motion to approve the October 7, 2013 DRB minutes as presented

Bolduc seconded

Discussion – none

Vote: Yes – 5 (Barrett, Bolduc, Bouton, Dupoise, Gallott)

No – 0

Abstention – 1 (Sweeney)

**3. Review and Sign Decisions – none**

**4. Review for Compliance and Sign Final Plats – none**

**5. Correspondence**

- Fall planning and zoning forum by VT League of Cities and Towns

**6. New Business**

There will be no DRB meeting on 11/4/2013.

**7. Old Business – none**

Dupoise made the motion to adjourn

Barrett seconded

Discussion – none

Vote: Yes – 6 (Barrett, Bolduc, Bouton, Dupoise, Gallott, Sweeney)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 7:55 PM

Respectfully Submitted By

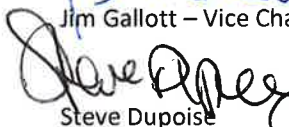
Karen Gallott



Tim Bouton – Chair



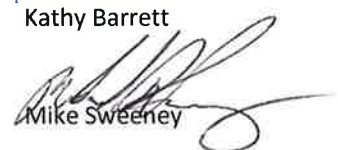
Jim Gallott – Vice Chair



Steve Dupoise



Kathy Barrett



Mike Sweeney

Victor Bolduc