

**Development Review Board
January 6, 2020
Town Office, New Haven, VT**

DRB Members Present: Paul Audy, Kathy Barrett, Carol Charbonneau, Donald Johnston, Charlie Roy, Susan Smiley
DRB Member Absent: Tom Fyles
DRB Alternate Absent: Victor LaBerge
Staff Present: Karen Gallott – Minute Taker
Aaron Brown – Zoning Administrator & Town Administrator

Guests: Judy Hayes, John Duclos, Gerald Sherman, James Sherman

DRB Chair Barrett called the Development Review Board (DRB) meeting to order at 7:00 PM

I. Adjustments to Agenda: none

II. Visitor's Business: none

III. 2020 DRB-01-SD Sherman Minor Two-Lot Subdivision at 630 East Street.

At the October 2019 DRB meeting, a sketch plan was reviewed and the DRB voted to look at this as a minor two lot subdivision.

Donald Johnston recused himself as he did the survey work for the Sherman's.

The Sherman's are subdividing the property at 630 East Street, of 213 acres into 2 lots between the two of them (Gerald and James). Neither brother will live on site. The agricultural lands on the property are currently rented out and the farmer wants to continue to rent for agriculture purposes.

Lot 2 would be 48 acres, of forest and open land. The lot includes the house with septic, some outbuildings and road frontage of 460.6 feet with a curb cut. Currently the house is not rented, future renting/selling to be determined. Paperwork has been submitted to the State for a replacement wastewater design for the house.

Lot 1 would be the remaining lands of approximately 164+/- acres of forest and open land. With road frontage of 1,133+/- feet. Currently there are no buildings on this lot. In the future a small garage approximately 20 x 30 would be built to house tractors and equipment needed to maintain the agricultural portion of these lands on Lots 1 and 2. Upon approval from the Select Board for a driveway cut, a new culvert will be installed 25 feet from the boundary line between the lots.

Open for Public Comment:

John Duclos asked about the current zoning for this property.

The DRB indicated it was RA2 and if the Sherman's wanted to do future 2 acre lots they would have to come before the DRB.

The Sherman's indicated that to do future subdivisions they would have to take the property out of Current Use. Their intention is to keep the land in agriculture and in Current Use.

Public Comment Closed

Roy made the motion to accept the site plan for 2020 DRB-01-SD Sherman Minor Two-Lot Subdivision as presented.

Smiley seconded

Discussion – none

Vote: Yes – 5 (Audy, Barrett, Charbonneau, Roy, Smiley)

No – 0

Abstention – 1 (Johnston)

Motion carries

DRB Chair mentioned they (DRB) has up to 45 days to write up the Findings and Decisions, which then will be sent to the applicants via certified mail. Abutters and those in attendance at this meeting will also receive a copy in the mail. After the Findings and Decision have been sent and signed for, a 30 day appeal process begins.

Smiley made the motion to close the hearing for 2020DRB-01-SD.

Audy seconded

Discussion – none

Vote: Yes – 6 (Audy, Barrett, Charbonneau, Johnston, Roy, Smiley)

No – 0

Abstention – 0

Motion carries

DRB Business

1. Review Minutes

Johnston made the motion to accept the December 16, 2019 as presented.

Smiley seconded

Discussion – none

Vote: Yes – 5 (Audy, Barrett, Charbonneau, Johnston, Smiley)

No -0

Abstention – 1 (Roy)

Old & New Business

- All-Star Group (Jipner) has filed an appeal.
- The Planning Commission is looking at zoning changes – most specifically clarifying lot depth changes
- The Mylar for Don Paul has been signed
- DRB is awaiting the Farnsworth Mylar

Roy made the motion to adjourn.

Smiley seconded

Discussion – none

Vote: Yes – 6 (Audy, Barrett, Charbonneau, Johnston, Roy, Smiley)

No -0

Abstention-0

Motion carried

The meeting was adjourned at 7:22 PM

Respectfully Submitted By

Karen Gallott


Kathy Barrett, Chair


Donald Johnston, Clerk


Paul Audy

Carol Charbonneau

Charlie Roy


Susan Smiley