

Findings and Decision

**Chris and Michaela Granstrom Family Trust, 142 and 262 River Road, New Haven, VT
Subdivision and Boundary Line Adjustment Application No. 2021-DRB-03-SD/BLA**

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of permit application #2021-DRB-03-SD-BLA, a minor subdivision/boundary line adjustment application for 142 and 262 River Road, New Haven, Vermont, parcel ID 0793.
2. The Development Review Board (DRB) reviewed the sketch plan for this application February 1, 2021 and classified it as a minor subdivision. It reviewed the subsequent application for the subdivision at a meeting held March 15, 2021 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:
 - Kathy Barrett, Vice-Chair
 - Carol Charbonneau
 - Victor Laberge
 - Charlie Roy, Chair
 - Susan Smiley
 - Tom Fyles

The following members were absent from the March 15 meeting:

- Paul Audy
 - Donald Johnston
4. The names of other persons present and available to provide testimony:
 - Aaron Brown, Zoning Administrator
 - Peggy Connor, Minute-Taker
 - Chris Granstrom

5. During the course of the hearing the following exhibits were submitted to the DRB:

1. Subdivision Plan submitted by Scott Baker of Barnard and Gervais January 19, 2021.

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:

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1. This proceeding involves the minor subdivision and boundary line adjustment for 142 and 262 River Road.,
2. The property contains land located within RA-5, RA-10, and Highway Commercial zoning districts.

CONCLUSIONS:

The New Haven Development Review Board concludes that:

1. The proposed minor subdivision and boundary line adjustment will result in three conforming lots.
2. Lot 1 will become a five-acre parcel with an existing single-family residence through the boundary line adjustment. Lot 2 will house the existing commercial winery and vineyard with 14.9 acres. Lot 3 will encompass 52.3 acres of mostly wooded land. Lots 2 and 3 are addressed through the subdivision process.

DECISION AND CONDITIONS

Based upon the application record, testimony, above findings, and conclusions, the DRB in a vote of 6-0, approves the subdivision proposed by the Granstrom Family Trust depicted on the final application 2021-DRB-03-SD-BLA.

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 within 180 days.
- The applicant shall have survey pins installed within 180 days.
- No additional land development shall occur without prior approval.
- Further development of the lot may require 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 # 2021-DRB-03-SD-BLA 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 ____ Day of _____, 2021.

TOWN OF NEW HAVEN

Development Review Board

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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.