

**INTRODUCTION AND PROCEDURAL HISTORY**

1. This proceeding involves review of permit application #2021-DRB-04-SD, a minor subdivision/boundary line adjustment application for 601 Sawyer Road, New Haven, Vermont.
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
    - Ronald LaRose, LaRose Surveys PC

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

1. Updated Subdivision Plan submitted by Ronald LaRose March 1, 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:

1. This proceeding involves the minor subdivision at 601 Sawyer Road, New Haven, Vermont.

Findings and Decision

Richard and Bobbie Jo Sawyer, 601 Sawyer Road, New Haven, VT

Subdivision Application No. 2021-DRB-04-SD

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

**CONCLUSIONS:**

The New Haven Development Review Board concludes that:

1. The proposed minor subdivision and boundary line adjustment will result in two conforming lots.
2. Lot 1 is the existing lot and will become a 7.55-acre parcel containing an existing single-family dwelling.
3. Lot 2 will become a new lot of 2.77 acres.
4. The building envelope for Lot 2 is located within the RA-2 zoning district and measures 100 feet by 150 feet.
5. The proposed septic site for Lot 2 exists outside the designated building envelope.

**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 parties Sawyer depicted on the final application 2021-DRB-04-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 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](mailto:Rick.Oberkirch@vermont.gov).
- All exhibits presented in support of application # 2021-DRB-04-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 29 Day of March, 2021.

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Paul Audy

Kathy Barrett  
Kathy Barrett, Vice-Chair

**TOWN OF NEW HAVEN**

**Development Review Board**

**Findings and Decision**

**Richard and Bobbie Jo Sawyer, 601 Sawyer Road, New Haven, VT**

**Subdivision Application No. 2021-DRB-04-SD**

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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.