

Findings and Decision

**David Kayhart, d/b/a Kayhart Farms, 1734 Field Days Road, New Haven, VT
Subdivision Application No. 2021-DRB-12-SD**

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of permit application #2021-DRB-12-SD, a minor subdivision application for 1734 Field Days Road, New Haven, Vermont (parcel ID 0496-000, map #7).
2. The Development Review Board (DRB) reviewed the sketch plan for this application August 2, 2021 and classified it as a minor subdivision. It reviewed the subsequent application for the subdivision at a meeting held August 16, 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
- Charlie Roy, Chair
- Tom Fyles

The following members were absent from the March 15 meeting:

- Paul Andy
- Donald Johnston
- Victor Laberge
- Susan Smiley

4. The names of other persons present and available to provide testimony:

- Aaron Brown, Zoning Administrator
- Peggy Connor, Minute-Taker
- David Kayhart

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

- a. Preliminary Plat submitted by Kittredge Surveying, PLLC, dated June 15, 2021.
- b. DRB Application Form
- c. Access Easement Recorded in the New Haven Land Records at Book 78, Page 314.

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 1734 Field Days Road, New Haven, Vermont.
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 will result in two conforming lots.

TOWN OF NEW HAVEN

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2. Lot 1 is proposed to be 27.01 acres and contains an existing residence and agricultural buildings and features 630.8' of road frontage.
3. Lot 2 is proposed to be 164.2 acres, features agricultural land, and is benefited by an access easement with Addison County Farm and Field Days.
4. The septic site for Lot 1 is on-site.

DECISION AND CONDITIONS

Based upon the application record, testimony, above findings, and conclusions, the DRB in a vote of 4-0, approves the subdivision proposed on the final application 2021-DRB-12-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.
- The applicant must submit an updated wastewater permit from the Department of Environmental Conservation.
- 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-12-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 6th Day of August, 2021,


Kathy Barrett, Vice-Chair

Carol Charbonneau


Charlie Roy, Chair

Tom Fyles



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.