

TOWN OF NEW HAVEN

Development Review Board

Findings and Decision

Christopher and Paula Roeloffs, 2425 Quaker Village Road, Weybridge, VT 05753
Subdivision Application No. 2021-DRB-16-SD

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of permit application #2021-DRB-16-SD, a minor subdivision application for the southwesterly side of Fields Days Road in New Haven, Vermont (Parcel ID #0670, Map #11).
2. The Development Review Board (DRB) reviewed the sketch plan for this application October 18, 2021, and classified it as a minor subdivision. It reviewed the subsequent application for the subdivision at a meeting held December 20, 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:
 - Charlie Roy, Chair
 - Kathy Barrett, Vice Chair
 - Carol Charbonneau
 - Paul Audy
 - Tom Fyles
 - Susan SmileyThe following members were absent from the December 20th meeting:
 - Donald Johnston
 - Victor Laberge
4. The names of other persons present and available to provide testimony:
 - Peggy Connor, Zoning Administrator
 - Paula Roeloffs
5. During the course of the hearing the following exhibits were submitted to the DRB:
 - a. DRB application form dated August 4, 2021
 - b. Survey Mylar map #060709 by Kittredge Land Surveying, PLLC dated November 19, 2021 submitted by Kittredge Surveying, PLLC, dated June 15, 2021.
 - c. Proposed wastewater disposal system site plan designed by Jeff Kelley, dated February 4, 2019
 - d. Pre-fab house plan dated December 20, 2021These 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 on the southwesterly side of Field Days Road in 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.
2. Lot 1 is proposed to be 42.6+/- acres features agricultural land

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3. Lot 2 is proposed to be 2.33+/- acres, with 25' side yard setbacks and 100' front yard setback, and features a mound system and drilled well.

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 Roeloffs depicted on the final application 2021-DRB-16-SD. The following conditions are applied to this site plan approval:

- No additional land development shall occur without prior approval.
- 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-16-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 30th day of December, 2021.



Charlie Roy, Chair


Kathy Barrett, Vice-Chair

Carol Charbonneau

Tom Fyles


Paul Audy


Susan Smiley

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.