

Town of New Haven  
DEVELOPMENT REVIEW BOARD MEETING  
Public Meeting  
Monday, August 16, 2021  
Meeting Minutes

**DRB Members Present:**

Charlie Roy, Kathy Barrett, Tom Fyles (alternate), Carol Charbonneau (remote).

**ABSENT:**

Don Johnston, Susan Smiley, Paul Audy, Victor LaBerge.

**Staff Present:**

Aaron Brown, Zoning Administrator & Town Administrator, Peggy Connor (minutes).

**Visitors Present:**

David Kayhart, Sally Dwire

**Call to Order:**

Chair Charlie Roy called the meeting to order at 7:08 p.m.

**I. Adjustments to Agenda:**

None.

**II. Visitors' Business:**

Sally Dwire asked if the DRB had an opportunity to consult with Town Attorney Cindy Hill regarding her application and sketch review hearing on July 19<sup>th</sup> to subdivide a 1.48-acre lot at 276 Ethan Allen Highway to accommodate a new mobile home on the .48-acre lot and a house on 1 acre. ZA Aaron Brown reported Atty. Hill had advised that creating one non-conforming lot into two non-conforming lots does not comply with the Town's zoning regulations; however, he added that Ms. Dwire may want to consider a boundary line adjustment with a neighbor to obtain additional acreage. He also noted that the Town's zoning regulations are now in the process of being updated and include affordable housing provisions. Kathy Barrett pointed out that the process of updating the zoning regulations will likely take several months. Sally Dwire indicated that if she is unable to subdivide, she would like to move the mobile home back and sell the property. Kathy Barrett explained in that case, the Zoning Administrator would then issue the permit, not the DRB.

**III. Hearing #2021-DRB-12-SD Kayhart Farms Application for a Subdivision at 1734 Field Days Road**

Applicant David Kayhart presented an updated sketch plan, showing easement demarcation, for a minor subdivision at 1734 Field Days Road first presented to the DRB on August 2<sup>nd</sup>. David will maintain the 27.01-acre lot which includes his house and barn and plans to sell the 164.2-acre lot. He added that the current wastewater permit for the 192 acres is now in the process of being amended for the house lot only.

Kathy Barrett moved to approve the subdivision for Kayhart Farms, Inc. at 1734 Field Days Road as proposed with the condition that the amended wastewater permit be approved; Tom Fyles seconded.

**Roll call vote:** Yes - 4 (Charlie Roy, Kathy Barrett, Tom Fyles, Carol Charbonneau)

No - 0

**MOTION PASSED**

Next steps:

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Next steps:

- ✓ Surveyor to provide Mylar from sketch plan within 180 days
- ✓ ZA will write decision within 45 days for DRB approval
- ✓ Amended wastewater permit to be submitted for recording

**IV. Approval of Minutes from August 2, 2021**

Lacking a quorum of those present on August 2<sup>nd</sup>, approval of minutes DEFERRED.

**Adjournment**

Carol Charbonneau moved to adjourn; Tom Fyles seconded.

**Roll call vote:** Yes - 4 (Charlie Roy, Kathy Barrett, Tom Fyles, Carol Charbonneau)

No - 0

**MOTION PASSED**

Meeting adjourned at 7:30 p.m.

Respectfully submitted,  
Peggy Connor

Charlie Roy



Tom Fyles



Kathy Barrett



Carol Charbonneau