

**Findings and Decision**

**Alex Layn d/b/a Layn Properties, LLC, 2877 Ethan Allen Highway, New Haven, VT**

**Site Plan Approval Application No. 2022-DRB-14-SP**

**INTRODUCTION AND PROCEDURAL HISTORY:**

1. This proceeding involves review of an application for site plan approval submitted by Alex Layn d/b/a Layn Properties, LLC, 2877 Ethan Allen Highway, New Haven, Vermont.
2. The application was received by the New Haven Zoning Administrator on September 13, 2022. A copy of the application is available at the New Haven Town Offices.
3. On September 29, 2022, notice of a public hearing was published in *The Addison Independent*.
4. On October 13, 2022, notice of public hearing was posted at the following places:
  - New Haven Town Offices
  - Village Green Market
  - New Haven Post Office
5. On October 4, 2022, a copy of the notice of public hearing was mailed to the following owners of properties abutting the property subject to the Certificate of Service:

<b>Map/ Parcel #</b>	<b>Adjoining property owners</b>	<b>Address</b>
8/0517-000	Sinister Senex, LLC	3 Main St., Bristol, VT 05443
8/0518-000	Dorothy & Bolen Pilone	117 Hunt Rd., New Haven, VT 05472

6. The Development Review Board reviewed this application on October 17, 2022, pursuant to the Town of New Haven Zoning Bylaws adopted and amended August 21, 2012.
7. The following members of the DRB participated in the application review and decision:
 

Kathy Barrett	Roger Hamilton
Paul Audy	Don Johnston
Tom Fyles	

 Members absent: Charlie Roy, Victor LaBerge, Carol Charbonneau
4. The names of other persons present and available to provide testimony:
  - Peggy Connor, Zoning Administrator
  - Alex Layn
5. During the hearing, the following exhibits were submitted to the DRB:
  - Application to DRB dated September 13, 2022
  - Site Plan dated September 13, 2022

These exhibits are available at the New Haven Town Office.

**FINDINGS:**

Based on the application, testimony, exhibits, and other evidence, the Development Review Board makes the following findings:

**Findings and Decision**

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1. The applicant seeks to construct a 40’ x 120’ addition to the south side of the existing repair shop, and a 30’ x 90’ structure on the north side of the building for storage. The roof on the west side of the building will be extended approximately 30’ x 45’ to mitigate water run-off. This extension will have a gravel or stone base, and may be enclosed in the future.
2. The property is located at 2877 Ethan Allen Highway (tax map #8, parcel #0515-000) in the Highway Commercial (HC) zoning district as described in the Town of New Haven Zoning Map on record at the Town of New Haven municipal office and Section 1005 of the Zoning Bylaws.
3. The addition will eventually be heated with waste oil stored on-site, and the existing lighting on the south side may be relocated.
4. The proposed structures meet all setback requirements in accordance with Specific Standards for the Highway Commercial District per Section 1005-A of the New Haven Zoning Bylaws.

**DECISION AND CONDITIONS:**

Based upon these findings, the Development Review Board **APPROVES** the proposed site plan as presented in a vote of 5-0 (P. Audy, T. Fyles, D. Johnston, R. Hamilton, K. Barrett), on the following condition:

- that all lighting meets the specific standards as cited in the Town’s zoning regulations

Dated at New Haven, Vermont, this \_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Kathy Barrett, Vice Chair

\_\_\_\_\_  
Paul Audy

\_\_\_\_\_  
Don Johnston

\_\_\_\_\_  
Tom Fyles

\_\_\_\_\_  
Roger Hamilton

**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.