

**TOWN OF NEW HAVEN
Development Review Board
Boundary Line Adjustment Review
FINDINGS AND DECISION**

**IN RE: Bill Sinks d/b/a Multy Builders
Permit Application No. 2022-DRB-09-BLA**

INTRODUCTION AND PROCEDURAL HISTORY:

1. This proceeding involved review of permit #2022-DRB-09-BLA, a boundary line adjustment application submitted by Bill Sinks (d/b/a Multy Builders, LLC) in connection with a six (6) lot commercial/ industrial subdivision on a 66-acre parcel located on the east side of U.S. Route 7 in New Haven, just south of the Vermont State Police Barracks.
2. Lot 1 contains one building site plus all the infrastructure and required open space; Lots 2-6 each contain one building site. Lots 1-5 are located in the Highway Commercial zoning district, while Lot 6 is located in the Industrial district. Lot lines around each lot to be developed have been adjusted in accordance with Vermont wetlands rules. Lots have been moved closer to Route 7 as shown on the plat prepared by Kittredge Land Surveying, PLLC, dated June 13, 2022.
3. The application and plat were received by the zoning administrator on June 22, 2022. A copy of the application and plat are available on the town's website at: <https://www.newhavenvt.com/>
4. On June 30, 2022, notice of a public hearing for final plat review was published in *The Addison Independent*.
5. On July 14, 2022, notice of final plat review was posted at the following places:
 - New Haven Town Offices
 - The Village Green
 - New Haven Post Office
6. On July 14, 2022, a copy of the notice of a public hearing was e-mailed to the applicant. On June 27, 2022, a copy of the notice of public hearing was mailed to the following owners of properties adjoining the property subject to the application:

Map/ Parcel #	Adjoining property owners	Address
12/0612-140	State of Vermont (465 State Dr., Waterbury)	2490 Ethan Allen Hwy., New Haven, VT
12/0643-000	R.L. Vallee, Maplefields (280 South Main., St. Albans City)	1908 Ethan Allen Hwy., New Haven, VT
8,1/0612-110	Peter Norris, Greenhaven Nursery	2638 Ethan Allen Hwy., New Haven, VT
12/0644-000	Maura & Sam Lester (Lester Farm & Mkt.)	2297 Ethan Allen Hwy., New Haven, VT
12/0613-200	Jesse Angier (Lathrop Construction)	576 Hunt Rd., New Haven, VT
12/0613-110	Brittany Zane	716 Hunt Rd., New Haven, VT
12/0613-400	Dan & Lisa Berry	834 Hunt Rd., New Haven, VT
12/0613-300	Carroll & Lori Browne	642 Wilkie St., Dunedin, FL 34698-7129
12/0642-110	Roger Sturtevant	1052 Hunt Rd., New Haven, VT

7. The application and plat were considered by the Development Review Board at a public hearing on July 18, 2022, under the Town of New Haven's Subdivision Regulations as adopted and amended July 2006.

8. Present at the hearing were the following members of the Development Review Board:
 - Charlie Roy, Chair
 - Kathy Barrett, Vice Chair
 - Don Johnston
 - Victor LaBerge
 - Paul Audy
 - Carol Charbonneau
 - Tom Fyles
9. At the outset of the hearing the Development Review Board afforded those persons wishing to achieve status as an interested person an opportunity under 24 V.S.A. §4465(b) to demonstrate that the criteria set forth in that statute could be met.

None present.

10. During the course of the hearing the following exhibits were submitted to the Development Review Board:
 - DRB application dated June 22, 2022
 - Overall Master Site Plan prepared by Lakeside Environmental Group dated May 24, 2021
 - BLA plat prepared by Kittredge Land Surveying dated June 13, 2022

These exhibits are available at the Town Offices or on the town's website at:
<https://www.newhavenvt.com/>

FINDINGS:

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

1. The applicant seeks a permit for a boundary line adjustment. The subject property is a 66-acre parcel located on the east side of Ethan Allen Highway between Irving gas station and the Vermont State Police Barracks (tax map parcel no. 612.2, Map #12).
2. The property is located in the Highway Commercial zoning district, with one lot (lot #6) in the Industrial zoning district as described on the Town of New Haven Zoning Map on record at the Town of New Haven municipal office and Sections 1005 and 1006 of the Zoning Bylaws.

CONCLUSIONS:

The New Haven Development Review Board concludes that:

1. The boundary line adjustment as proposed will create legal conforming parcels as described in the specific standards for Article X.

DECISION AND CONDITIONS:

- Based upon the application record, testimony, above findings, and conclusions, the DRB in a vote of 7-0, approves the boundary line adjustment proposed by Bill Sinks d/b/a Multy Builders for parcel #612.2 as depicted on the BLA plat prepared by Kittredge Land Surveying dated June 13, 2022.

and application #2022-DRB-09-BLA

The following conditions are applied to this boundary line adjustment approval:

- The applicants shall submit for approval a survey/Mylar that complies with the required minimum standards.
- The Mylar shall show road frontage for all affected parcels.
- Further development of any lot may require an amendment to 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 #2022-DRB-09-BLA and findings of fact as recorded in this decision are included as conditions in granting this approval.

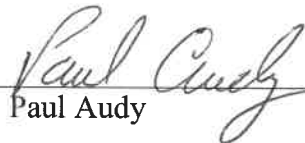
Dated at New Haven, Vermont, this 1st day of August, 2022.




Charlie Roy, DRB Chair



Kathy Barrett, DRB Vice Chair



Paul Audy



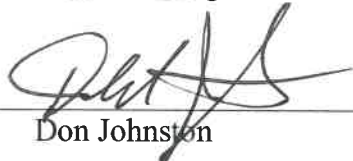
Carol Charbonneau



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Tom Fyles



Don Johnston