

**Findings and Decision**

**Michael Farnsworth, 1051 North Street, New Haven, VT  
Boundary Line Adjustment Application No. 2023-DRB-07-BLA**

**INTRODUCTION AND PROCEDURAL HISTORY**

1. This proceeding involves review of boundary line adjustment application #2023-DRB-07-BLA submitted by Michael Farnsworth and located at 1051 North Street, New Haven, Vermont.
2. The application was received by the New Haven Zoning Administrator on June 5, 2023, and forwarded to the Development Review Board (DRB).
3. On June 16, 2023, a public hearing notice was published in the *Addison Independent*.
4. On June 28, 2023, notice of public hearing was posted at the following locations:
  - New Haven Town Offices
  - Village Green Market
  - New Haven Post Office
5. On June 14, 2023, a copy of the notice of public hearing was mailed to the following abutting property owners:

<b>Map/ Parcel #</b>	<b>Adjoining property owners</b>	<b>Address</b>
5/162-100	Chris Granstrom	939 North Street, New Haven, VT 05472
5/162	Shelby Lapointe	1003 North Street, New Haven, VT 05472
5/181	Jean Smith	793 North Street, New Haven, VT 05472
5/160	George and Kathi Appgar	553 Quarry Road, New Haven, VT 05472
5/109	Alan Bessette	781 Quarry Road, New Haven, VT 05472
5/107	David and Francie Caccavo	1423 North Street, New Haven, VT 05472
5/164	Wesley Kimball	1020 North Street, New Haven, VT 05472
6/106-300	Phyllis Smith	1148 North Street, New Haven, VT 05472

6. The Development Review Board (DRB) reviewed this application on July 3, 2023, 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.
7. The following members of the DRB participated in the applications review and decision:
  - Charlie Roy (in person)
  - Kathy Barrett (in person)
  - Carol Charbonneau (remote)
  - Roger Hamilton (remote)
4. The names of other persons present and available to provide testimony:
  - Peggy Connor, Zoning Administrator
  - Michael Farnsworth

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5. During the hearing the following exhibits were submitted to the DRB:
- Application to Development Review Board dated June 5, 2023
  - Boundary Line Adjustment Survey dated January 11, 2018, drafted by Ronald L. LaRose, R.L.S.

The application is 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 a boundary line adjustment on lands owned by Michael Farnsworth located at 1051 North Street, New Haven, Vermont.
2. The property contains land located within the RA-2 and RA-10 zoning districts.
3. The boundary line adjustment seeks to reduce the existing 4-acre lot with house, garage, 3 outbuildings and shed to a 2-acre parcel to include house and garage only.
4. The applicant plans to build a house behind the shed on the 60+/- acre lot.

**CONCLUSIONS:**

The New Haven Development Review Board concludes that:

1. The proposed boundary line adjustment will result in three conforming lots consisting of a 2-acre lot, 4-acre lot, and 60+/- acre lot.
2. A 10' wide waterline easement, centered on waterline location to the north, will benefit the 2-acre lot.
3. A 10' wide waterline easement will benefit the multi-family building on the 4-acre lot.

**DECISION AND CONDITIONS**

Based upon the application record, testimony, above findings, and conclusions, the DRB in a vote of 4-0 (C. Roy, K. Barrett, C. Charbonneau, R. Hamilton ) approves the boundary line adjustment application DRB-2023-07 BLA as presented.

The following conditions are applied to this approval:

- The applicant shall submit for approval a survey/Mylar that complies with the required minimum standards within 180 days
- No additional land development shall occur without prior approval.
- 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](mailto:Rick.Oberkirch@vermont.gov).

**TOWN OF NEW HAVEN**

**Development Review Board**

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- All exhibits presented in support of application #2023-DRB-07-BLA 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 17<sup>th</sup> day of July, 2023.

Charlie Roy  
Charlie Roy, DRB Chair

Kathleen S Barrett  
Kathy Barrett, DRB Vice-Chair

Carol Charbonneau  
Carol Charbonneau

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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.