

**TOWN OF NEW HAVEN
DEVELOPMENT REVIEW BOARD**

FINDINGS AND DECISION

RE: CONDITIONAL USE APPLICATION NO. 2024-DRB-02-CU

Applicant: Steve and Lisa Dupoise
1451 Dog Team Road
New Haven, VT 05472

INTRODUCTION AND PROCEDURAL HISTORY:

1. This proceeding involves a conditional use request for an auto body and repair facility specializing in Advanced Driver Assistance Systems (ADAS) to be located at 7407 Ethan Allen Highway per New Haven Zoning Bylaws Section 341.
2. The 1.1-acre parcel is located in the Highway Commercial zoning district.
3. The application was received by the New Haven Zoning Administrator on January 1, 2024. A copy of the application is available at the New Haven Town Offices.
4. On January 4, 2024, notice of public hearing was published in *The Addison Independent*.
5. On January 18, 2024, notice of public hearing was posted at the following places:
 - New Haven Town Offices
 - Village Green Market
 - New Haven Post Office
6. On January 2, 2024, a copy of the public hearing was mailed to the following abutting property owners:

Parcel #	Adjoining Property Owner(s)	Address
127	*Lonie Parker	7404 Ethan Allen Hwy., New Haven, VT 05472
131.12	*Dale Dingler Holdings, LLC	Hidden Meadows Ln., New Haven, VT 05472
133.3	Roger Hamilton	7325 Ethan Allen Hwy., New Haven, VT 05472
133.100	Cross Pollination	7263 Ethan Allen Hwy., New Haven, VT 05472

*Returned by P.O. on January 22, 2024, and marked "UTF" (unable to forward)

7. The Development Review Board reviewed this application on January 22, 2024, pursuant to the Town of New Haven Zoning Bylaws adopted and amended August 21, 2012, and Interim Zoning Adopted October 17, 2013 and May 16, 2023.
8. The following members of the DRB participated in the application review and decision:

Charlie Roy	Carol Charbonneau
Paul Audy	Victor LaBerge
Don Johnston	Tom Fyles (8:20 p.m. arrival)

Member(s) Absent: Kathy Barrett
9. The names of other persons present and available to provide testimony:
 - Steve Dupoise
 - Lisa Dupoise
 - Roger Hamilton, abutter
 - Peggy Connor, Zoning Administrator

10. During the hearing, the following exhibits were submitted to the DRB:

- DRB application dated January 1, 2024
- September 18, 2023 DRB meeting minutes re: informal site plan review
- Preliminary site plan dated January 22, 2024
- Aerial site plan map dated January 22, 2024

These exhibits are available at the New Haven Town Office and on the Town's website.

FINDINGS:

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

- Having purchased Parcel #132, consisting of 1.1-acres located in the Highway Commercial zoning district at 7407 Ethan Allen Highway, applicant proposes to:
 - Repurpose the 4 bays of the existing garage for an auto repair and alignment facility
 - Rent existing house
 - Tear down large building and replaced with south-facing 54' x 120' steel Morton building, plus parking
 - Install pump station to connect to existing septic located in right of way along neighboring Hamilton property, and install septic pressure tank inside existing house to pump water to shop
 - Create parking area by squaring off existing driveway by utility pole to the north edge of the average to accommodate an average of 80 cars/day for servicing
 - Anticipate 9 employees on site
 - No car sales or parts cars on site
 - Shop will be equipped with a paint booth, in accordance with state requirements
 - The 1.1-acre parcel does not require Act 250 approval
 - Hours of operation: Monday-Friday 6:00 a.m. to 6:00 p.m.


DECISION AND CONDITIONS:

Based on the application, testimony, and above findings, the DRB in a vote of 5-0 (D. Johnston, C. Roy, C. Charbonneau, V. LaBerge, P. Audy) **APPROVE** conditional use permit #2024-DRB-02-CU as presented, contingent upon meeting all applicable state and federal regulations.

Dated at New Haven, Vermont, this 31st day of January, 2024.



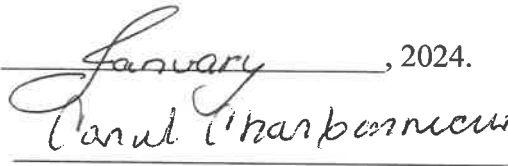
Charlie Roy



Paul Audy



Victor LaBerge



Carol Charbonneau



Don Johnston

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceedings 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.