

**TOWN OF NEW HAVEN  
DEVELOPMENT REVIEW BOARD**

**FINDINGS AND DECISION**

**RE: CONDITIONAL USE APPLICATION NO. 2024-DRB10-SP Norris**

**Applicant:** Two Dog Team LLC c/o Peter Norris, Jr.  
2638 Ethan Allen Highway  
New Haven, VT 05472

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**INTRODUCTION AND PROCEDURAL HISTORY:**

1. This proceeding relates to a request for site plan approval by applicant Peter Norris, Jr., d/b/a Two Dog Team LLC, for commercial development of Lot 5 off Campground Road, Parcel #648.32, Map #8, located in the RA-2 and Highway Commercial (HC) zoning districts.
2. The application was received by the New Haven Zoning Administrator on April 15, 2024. A copy of the application is available at the New Haven Town Offices.
3. On May 2, 2024, notice of public hearing was posted at the following places:
  - New Haven Town Offices
  - Village Green Market
  - New Haven Post Office
  - Town of New Haven website: <https://www.newhavenvt.com/>
4. The Development Review Board held an informal sketch plan review on February 5, 2024, followed by the Site Plan Review on May 6, 2024, pursuant to Section 915 of the Town of New Haven Zoning and Subdivision Regulations as adopted April 2024.
5. The following members of the DRB participated in the application decision on May 6, 2024:

Charlie Roy	Kathy Barrett
Carol Charbonneau	Victor LaBerge
Tom Fyles	Paul Audy
6. The names of other persons present and available to provide testimony at the hearing held May 6, 2024:

Peter Norris, Jr.  
Julie Norris  
Peggy Connor, Zoning Administrator
7. During the hearing held May 6, 2024, the following exhibits were submitted to the DRB:
  - DRB application dated April 15, 2024
  - Lighting cut sheets
  - Elevation sheet #A200
  - Existing Conditions Site Plan C1.0
  - Proposed Conditions Site Plan C2.0
  - Erosion Details Plan C3.0
  - Erosion Prevention & Sediment Control (EPSC) Site Plan C1.1
  - General Site Details Plan C3.1
  - Site Utilities Details Plan C3.2

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:

- The 3.28-acre lies in the RA-2 and HC zoning districts, in accordance with the updated zoning map adopted in April 2024, as part of the New Haven Zoning and Subdivision Regulations.
- The proposed site plan shows a design in compliance with Highway Commercial zoning district standards.
- Access will be predominantly from the existing southern ROW easement.
- Both the existing barn and proposed building to be served by above-ground LP tanks.
- Arborvitae screening provided, as shown on General Site Details Plan C3.1.
- Two primary parking areas: one with 20 spaces to the east, and 8 spaces to the west.
- Two concrete pads (one at each of the two front entrances) for ADA parking spaces.
- Applying for master stormwater permit through Act 250; proposing grass-lined swales.
- Two entry spaces on west side of the building for loading and deliveries.
- All LED down-shielded, recessed lighting with single light pole in back parking lot.
- Septic system will allow for maximum of 24 employees/day; no customer bathrooms as no retail space is being proposed.
- May consider installing EV charging station for employees.

**DECISION AND CONDITIONS:**

Based on the application, testimony, and above findings, the DRB in a vote of 6-0 (C. Roy, K. Barrett, V. LaBerge, P. Audy, T. Fyles, C. Charbonneau) **APPROVE** application #2024-DRB-10-SP with the following conditions:

- Any tenants of the commercial development building must apply for a permit from the zoning administrator for by-right uses, or to the Development Review Board for conditional uses, pursuant to the Table Of Allowed Uses in the New Haven Zoning and Subdivision Regulations as adopted April 2024.
- Compliance with all applicable state and federal regulations.

Dated at New Haven, Vermont, this 22<sup>nd</sup> day of May, 2024.

Charlie Roy  
Charlie Roy

Kathleen L Barrett  
Kathy Barrett

Carol Charbonneau  
Carol Charbonneau

Victor LaBerge  
Victor LaBerge

Paul Audy  
Paul Audy

Tom Fyles  
Tom Fyles

**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.