

These exhibits are available at the Town Offices or on the Town's website at: [newhavenvt.com](http://newhavenvt.com)

- DRB Application received June 25, 2024
- Copy of tax map showing proposed lot on Parcel #563 located at 4981 Munger Street, New Haven, VT

The following exhibits were submitted for the Sketch Plan Review on July 1, 2024:

- Peggy Connor, zoning administrator
- The names of other persons present and available to provide testimony:

DRB members present for the Sketch Plan Review on July 1, 2024: Charlie Roy, Kathy Barrett, Tom Fyles [in person]; Paul Audy, Carol Charbonneau, Victor Laberge [remote]

**FINDINGS AT SKETCH PLAN REVIEW:**

Parcel #	Adjoining Property Owner(s)	Address
561	Melissa Pawul	5167 Munger St., New Haven, VT 05472
560-200	Bruce & Kristin Kratfcheck	5002 Munger St., New Haven, VT 05472
562	Darwin & Kimberly Cousino	5207 Munger St., New Haven, VT 05472
632-120	Ann & Lydia Carpenter	4411 Munger St., New Haven, VT 05472
547	Hilary Anderson	5341 Munger St., New Haven, VT 05472
565-200	Stone Family Trust	4715 Munger St., New Haven, VT 05472

property owners:

On September 19, 2024, notice of the Final Plat Review was mailed to the following adjoining

- The New Haven Town Offices
  - The Village Green Market
  - New Haven Post Office
1. This proceeding involved review of Application #2024-DRB-20-SD submitted by Todd Jennings for subdivision approval under Article IX of the New Haven Zoning and Subdivision Regulations adopted April 2024.
  2. The DRB application for a Sketch Plan Review was received by the New Haven Zoning Administrator on June 25, 2024.
  3. Following a sketch review by the Development Review Board (DRB) on July 1, 2024, notice of the Final Plat Review was published in *The Addison Independent* on September 19, 2024.
  4. On October 3, 2024, public notice of the Final Plat Review scheduled for October 7, 2024, was posted at the following locations:
    - The New Haven Town Offices
    - The Village Green Market
    - New Haven Post Office

**INTRODUCTION AND PROCEDURAL HISTORY:**

**Applicant:** Todd Jennings  
 4981 Munger Street  
 New Haven, VT 05472

**Property Location:** 4981 Munger Street  
 New Haven, VT 05472

**RE: SUBDIVISION APPLICATION NO. 2024-DRB-20-SD**

**TOWN OF NEW HAVEN  
DEVELOPMENT REVIEW BOARD  
FINDINGS AND DECISION**

The DRB classified the proposal as a minor subdivision, to be scheduled for Final Plat Review, per Section 923 of the New Haven Zoning and Subdivision Regulations, adopted April 2024.

**FINDINGS AT FINAL PLAT REVIEW:**

DRB members present for the Final Plat Review on October 7, 2024: Charlie Roy, Kathy Barrett, Paul Audy, Carol Charbonneau, Tom Fyles.

Absent: Victor Laberge

The names of other persons present and available to provide testimony:

- Todd Jennings, applicant
- Peggy Connor, zoning administrator

The following exhibits were submitted for the Final Plat Review on October 7, 2024:

- Survey plat dated September 5, 2024, drafted by Ronald L. LaRose
- DRB Application received June 25, 2024

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

- This proceeding involved review of Application #2024-DRB-20-SD, a minor 2-lot subdivision as determined by the DRB on July 1, 2024, located at 4981 Munger Street in New Haven, Parcel #563, Map #9.

- The property lies in the RA-2, RA-5 zoning districts as described on the Town of New Haven Zoning Map on record at the Town of New Haven Town Office, and on Page 9 of the New Haven Zoning and Subdivision Regulations adopted April 2024.

- Applicant proposes to subdivide Parcel #563 to create Lot 1 consisting of 3.1+/- acres and Lot 2 consisting of 8.7+/- acres.

- Survey map shows site of proposed septic mound and house on Lot 1.

- Access to the existing barn on proposed Lot #2 is by way of what is marked as "Parcel 1" – an 1+/- acre lot where applicant's house is located.

**CONCLUSIONS:**

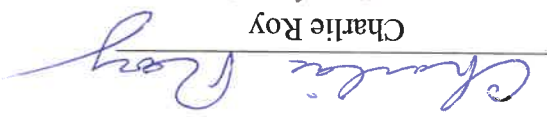

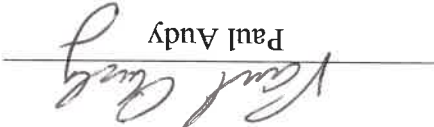
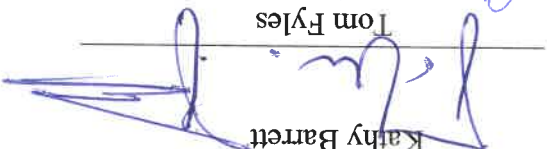
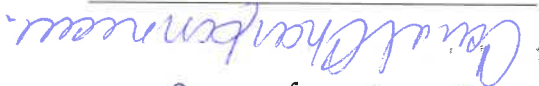
The New Haven Development Review Board concluded that:

- The minor 2-lot subdivision as proposed will create conforming parcels, in accordance with the Zoning Districts Table contained in the New Haven Zoning and Subdivision Regulations:
- Final Mylar to show road access to Lot 2.

**DECISION AND CONDITIONS:**  
Based on the application, testimony, and above findings, the DRB in a vote of 5-0 (Kathy Barrett, Carol Charbonneau, Charlie Roy, Paul Andy, Tom Fyles) **APPROVE Application #2024-DRB-20-SD** as presented, contingent upon meeting the following conditions:

1. Applicant shall submit for approval a survey/Mylar that shows road access to Lot 2.
2. No additional land development shall occur without prior approval.
3. Applicants shall submit a copy of wastewater and potable water supply permit.
4. Further development of any of the lots may require an amendment to wastewater/potable water supply and other state or federal permits. Please contact the Department of Environmental Conservation Rutland regional office at: (802) 786-5915.
5. All exhibits presented in support of application #2024-DRB-20-SD and findings of fact as recorded in this decision are included as conditions in granting this approval.
6. The approval of the DRB shall expire 180 days from the date of this decision unless the approved Mylar is duly filed and recorded in the office of the municipal clerk.

Dated at New Haven, Vermont, this 2<sup>nd</sup> day of October, 2024.

 Charlie Roy	 Kathy Barrett
 Paul Andy	 Tom Fyles
	 Carol Charbonneau

**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.