

10. The following members of the DRB participated in the application review and decision:

Charlie Roy	Carol Charbonneau (remote)
Kathy Barrett (remote)	Victor LaBerge
Tom Fyles (remote)	Paul Audy

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

Curtis Mraz, applicant
Charles Mraz, landowner
Ashar Nelson, architect with Vermont Integrated Architecture
Roger Waterman
Josh Shaw (remote)
Peggy Connor, Zoning Administrator

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

- DRB application dated January 27, 2025
- Proposal narrative received January 27, 2025
- Design Development Plans received January 27, 2025
- Site Plans C-1.1-C-5.2 received January 27, 2025
- List of abutters received January 27, 2025

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 new Honey Shop will serve as the company's farm headquarters where bee equipment will be built and repaired, queen bees raised, honey extracted, and the end product labeled and bottled for shipment.
- Construction to begin in late spring or early summer 2025, with transition to the new facility completed within 8-10 months.
- Champlain Valley Apiaries currently has 5 employees, which may eventually increase to 10 at the new site.
- The new facility will include a small self-serve farm store in the former 17' x 17' milkhouse.
- A 5-square-foot sign will be posted to promote honey, eggs, and vegetables for sale during the transition period, with plans for a larger sign at a later date.
- The applicant has been working with VTrans on curb cut locations.
- No additional impact on traffic is anticipated.
- Septic design is under way with water and wastewater permits to be issued later in the spring.

DECISION AND CONDITIONS:

Based on the application, testimony, and above findings, the DRB in a vote of 6-0 in favor (C. Roy, K. Barrett, C. Charbonneau, V. LaBerge, P. Audy, T. Fyles) **APPROVE** the site plan and conditional use for Application #2025-DRB-01-CU contingent upon the following conditions:


- All outside lighting to be down-shielded.
- Parking will consist of 8 spaces south of the building for customers, with staff parking located to the west of the equipment shed.
- Operating hours for the retail shop will be from 8:00 a.m. to 4:00 p.m. Monday through Friday, in addition to 5 weekends per year.

- No additional land development shall occur without prior approval.
- Applicants shall submit a copy of the wastewater and potable water supply permit.
- All exhibits presented in support of application #2025-DRB-01-CU and findings of fact as recorded in this decision are included as conditions in granting this approval.

Dated at New Haven, Vermont, this 28th day of February, 2025.



Charlie Roy



Carol Charbonneau



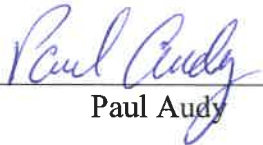
Tom Fyles



Kathy Barrett



Victor LaBerge



Paul Audy

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.