

TOWN OF NEW HAVEN
DEVELOPMENT REVIEW BOARD
FINDINGS AND DECISION

RE: BUILDING PERMIT NO. 2025-DRB-06-CU Casavant

Applicant: Clifford Casavant
722 Rivers Bend Road
New Haven, VT 05472

INTRODUCTION AND PROCEDURAL HISTORY:

1. This proceeding relates to a request by Rivers Bend Campground owner Clifford Cassavant to operate a food truck as a home business on the property located at 722 Rivers Bend Road, per Section 610 of the New Haven Zoning and Subdivision Regulations.
2. The property is identified as parcel #679 and is located in the RA-10 and FHD zoning districts .
3. An application was received by the New Haven Zoning Administrator on July 12, 2025, and is available at the New Haven Town Offices.
4. On August 28, 2025, notice of public hearing was published in *The Addison Independent*.
5. On September 2, 2025, notice of public hearing was posted at the following locations:
 - New Haven Town Offices
 - Village Green Market
 - New Haven Post Office
 - Town of New Haven website: <https://www.newhavenvt.com/>
6. On September 2, 2025, a copy of the public hearing was mailed to the following abutting property owners:

Parcel#	Adjoining Property Owners	Address
675 & 678	Gerrit & Charlotte Nop Hank & Alida Nop	29 Rte. 7, Salisbury, VT 05769
680	Patrick and Jane Kinney	22 No. Main St., Sharon, MA 02067
680.2	Fouts-Clark Rev. Trust UTA DTD Nov. 2016	129 Washington St., St. Augustine, FL 32084
776	Middlebury Coll. Pres. & Fellows c/o Pam Norton	Middlebury College, 152 Maple St., Ste. 102, Middlebury, VT 05753
680.3	Welkey 1996 Descendents Trust	5337 Dow Rd., Houston, TX 77040
	Town of Weybridge	1727 Quaker Village Rd., Weybridge, VT 05753

7. The following members of the DRB participated in the application decision on September 15, 2025:
 - DRB Chair Charlie Roy (remote)
 - DRB Vice Chair Kathy Barrett
 - Carol Charbonneau
 - Paul Audy
 - Tim Paquette
 - Tom Fyles (remote)

8. The names of other persons present and available to provide testimony at the hearing held September 15, 2025:

Peggy Connor, Zoning Administrator
Applicant Clifford Casavant, and William Casavant

9. During the hearing held September 15, 2025, the following exhibits were submitted to the DRB:

- DRB application received August 12, 2025
- State Dept. of Health Requirements for Mobile Units and Push Carts dated June 2023
- Sketch of property showing proposed food truck location

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 29 +/-acre parcel lies in the RA-10 and FHD zoning districts, in accordance with the updated zoning map adopted in April 2024, as part of the New Haven Zoning and Subdivision Regulations.
- There will be no additional employees associated with the food truck.
- There will be no additional lighting or signage.
- Dates of operation: May 1st through October 31st
- Hours of operation: take-out to the general public Sundays, Mondays, and Tuesdays from 12 noon to 9 p.m., and open to campers only at the Rivers Bend Campground Thursdays from 12 noon to 9 p.m. and Fridays, Saturdays and Sundays from 7 a.m. to 9 p.m.

DECISION AND CONDITIONS:

Based on the application, testimony, and above findings, the DRB in a vote of 6-0 (C. Roy, K. Barrett, T. Paquette, P. Audy, C. Charbonneau, and T. Fyles) APPROVES Application #2025-DRB-06-CU submitted by Clifford Casavant of 722 Rivers Bend in New Haven to operate a food truck as a home business in the RA-10 and FHD zoning districts on parcel #679 per Section 610 of the New Haven Zoning Subdivision Regulations subject to the following:

- Dates of operation: May 1st through October 31st
- Hours of operation: take-out to the general public Sundays, Mondays, and Tuesdays from 12 noon to 9 p.m., and open to campers only at the Rivers Bend Campground Thursdays from 12 noon to 9 p.m. and Fridays, Saturdays and Sundays from 7 a.m. to 9 p.m.
- All required state permits must be obtained.


Dated at New Haven, Vermont this 29th day of September, 2025.



Charlie Roy



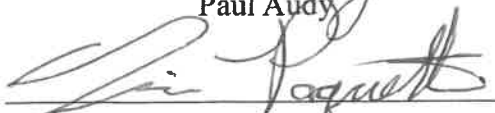
Kathy Barrett



Paul Audy



Carol Charbonneau



Tim Paquette



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. 54471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

8. The names of other persons present and available to provide testimony at the hearing held September 15, 2025:

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- All required state permits must be obtained.

Dated at New Haven, Vermont this _____ day of September, 2025.

Charlie Roy

Paul Audy

Tim Paquette

Kathy Barrett

Signed by:
Carol Charbonneau
368AF8D97786447...

Carol Charbonneau

Signed by:
Tom Fyles
A7B0615ED8D44A9...

Tom Fyles

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