

TOWN OF NEW HAVEN  
DEVELOPMENT REVIEW BOARD

**FINDINGS AND DECISION**

**RE: BUILDING PERMIT NO. 2025-DRB-07-CU Boise**

Applicants: Joey and Tamara Boise  
130 Ethan Allen Highway  
New Haven, VT 05472

Landowner: Denis Havey  
d/b/a Trailease Corp.  
445 Campground Road  
New Haven, VT 05472

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**INTRODUCTION AND PROCEDURAL HISTORY:**

1. This proceeding relates to a request for a Conditional Use Permit to relocate the majority of Middstate Towing Co. from its current location at 130 Ethan Allen Highway to property located at 445 Campground Road owned by Denis Havy d/b/a Trailease Corp., identified as parcel #511 on the New Haven Zoning Map in the RA-10 and Industrial zoning districts.
2. An application was received by the New Haven Zoning Administrator on September 8, 2025. Copies are available at the New Haven Town Offices.
3. On September 18, 2025, notice of public hearing was published in *The Addison Independent*.
4. On October 2, 2025, notice of public hearing was posted at the following locations:
  - Village Green Market
  - New Haven Post Office
  - New Haven Town Offices
  - Town of New Haven website: <https://www.newhavenvt.com/>
5. On September 22, 2025, a copy of the public hearing was mailed to the following abutting property owners:

Parcel#	Adjoining Property Owner(s)	Address
510	Megan Morse & Jason Sabourin	3125 Pearson Rd., New Haven, VT 05472
512	Whits End Holdings, LLC	P.O. Box 575, Middlebury, VT 05753
648.3	Peter & Delores Norris	7 Windy Ridge, Hinesburg, VT 05461
514	Pike Industries	3 Eastgate Park Rd., Belmont, NH 03220

6. The following members of the DRB participated in the application decision on October 6, 2025:

DRB Chair Charlie Roy	Paul Audy
DRB Vice Chair Kathy Barrett	Tim Paquette
Carol Charbonneau	Victor LaBerge
Tom Fyles (remote)	
7. The names of other persons present and available to provide testimony at the hearing held July 7, 2025:

Peggy Connor, Zoning Administrator  
Applicants Joey and Tamara Boise
8. During the hearing held October 6, 2025, the following exhibits were submitted to the DRB:
  - DRB application received September 8, 2025
  - Narrative received September 8, 2025
  - List of abutters received September 8, 2025
  - Site plan with photos received October 6, 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:

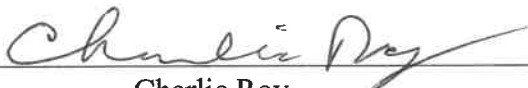
- The business will continue to operate as an automotive and heavy-duty roadside and towing service.
- Plans call for a 20' x 60' addition to the north side of the existing building to serve as an office.
- A chain link fence installed to contain vehicles on site.
- Possibly a decorative fence installed with gate.
- Any new lighting will be down-shielded.
- Any new signage will be of similar size and same location as current sign.
- Paved parking lot in front of the proposed 20' x 60' addition.
- Hours of operation will remain Monday through Friday 7:00 a.m. to 6:00 p.m., weekends by appointment, and 24-hour emergency calls.
- Insured cars would be removed from the site within a couple of weeks, while removing vehicles that are uninsured may take longer; however, there will always be turnover.
- Vehicles involved in accidents typically have any fluids drained prior to being towed to the site.
- The site plan and photos of the 10+/-acre site show numerous storage trailers to be removed by June of next year when the sale is scheduled to take place.
- In the meantime, the Boises will enter into a lease-to-buy contract with seller.

**DECISION AND CONDITIONS:**

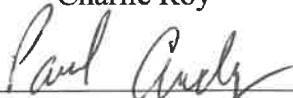
Based on the application, testimony, and above findings, the DRB in a vote of 7-0 (C. Roy, K. Barrett, T. Paquette, P. Audy, C. Charbonneau, V. LaBerge, T. Fyles) APPROVE Application #2025-DRB-07-CU with the following conditions:

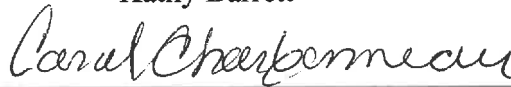
- A minimum of two motion detecting lights within the chain fence area;
- All downward lighting on west side of existing building and under eaves of proposed addition;
- Storage trailers now on site to be moved by June 2026;
- Sign to be located in the same location and of similar size as the current sign;
- Hours of operation will be Monday-Friday 7:00 a.m. to 6:00 p.m., weekends by appointment, and 24-hour emergency calls.

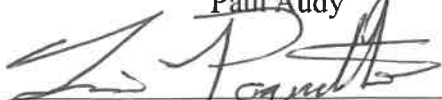
Dated at New Haven, Vermont this 15<sup>th</sup> day of October, 2025.

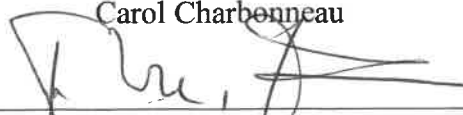
  
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Charlie Roy


  
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Kathy Barrett

  
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Paul Audy

  
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Carol Charbonneau

  
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Tim Paquette

  
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Tom Fyles

  
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Victor LaBerge

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.