

**TOWN OF NEW HAVEN  
DEVELOPMENT REVIEW BOARD**

**FINDINGS AND DECISION  
RE: SUBDIVISION APPLICATION NO. 2025-DRB-09-SD**

**Applicants:** Jonathan and Christa Bevan  
christa@christabevan.com

**Landowners:** Michael and Emily Findlay  
1904 South Street  
New Haven, VT 05472

**Property Location:** 1904 South Street, New Haven, VT 05742

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**INTRODUCTION AND PROCEDURAL HISTORY:**

1. This proceeding involved review of Application #2025-DRB-09-SD submitted by applicants Jonathan and Christa Bevan and landowners Michael and Emily Findlay 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 September 22, 2025.
3. Following a sketch review by the Development Review Board (DRB) on October 6, 2025, notice of the Final Plat Review was published in *The Addison Independent* on October 16, 2025.
4. On October 30, 2024, public notice of the Final Plat Review scheduled for November 3, 2025, was posted at the following locations:
  - The New Haven Town Offices
  - The Village Green Market
  - New Haven Post Office

On October 16, 2025, notice of the Final Plat Review was mailed to the following abutting property owners:

Parcel #	Adjoining Property Owner(s)	Address
470	Charles H. Roy Revocable Trust	P.O. Box 73, New Haven, VT 05472
473	Robert & Barbara Rodgers	2284 South Street, New Haven, VT 05472
475	Zane & Brittany Leno	716 Hunt Road, New Haven, VT 05472
480	Phillip & Diane Livingston	535 Daniels Road, New Haven, VT 05472
416	Joannes & Dini DeBoer	1779 South Street, New Haven, VT 05472

**FINDINGS AT SKETCH PLAN REVIEW:**

DRB members present for the Sketch Plan Review on October 6, 2025: Charlie Roy, Kathy Barrett, Carol Charbonneau, Victor LaBerge, Tim Paquette [in person]; Tom Fyles [remote]

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

- Peggy Connor, zoning administrator
- Applicant Christa Bevan
- Landowner Michael Findlay
- Surveyor Jason Bernard

The following exhibits were submitted for the Sketch Plan Review on October 6, 2025:

- DRB Application received September 22, 2025
- Copy of Grant of Development Rights, Conservation Restrictions, Right of First Refusal and Contingent Right of the United States of America
- Site Plan
- List of Abutters

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

The DRB classified the proposal as a minor subdivision, to be scheduled for Final Plat Review on November 3, 2025, per Section 923 of the New Haven Zoning and Subdivision Regulations, adopted April 2024.

On October 30, 2025, surveyor Jason Barnard requested a continuance on behalf of the applicants.

At the DRB meeting on November 3, 2025, DRB members unanimously voted to continue the Final Plat Hearing for Application #2025-DRB-09-SD to December 15, 2025

**FINDINGS AT FINAL PLAT REVIEW:**

DRB members present for the Final Plat Review on December 15, 2025: Kathy Barrett, Tim Paquette, Victor LaBerge [in person]; Tom Fyles, Carol Charbonneau [remote].

Absent: Charlie Roy

\*Note: Paul Audy resigned from DRB as of December 1, 2025

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

- Peggy Connor, zoning administrator
- Applicant Christa Bevan
- Landowner Michael Findlay
- Surveyor Jason Bernard

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

- Final Plat PL-1 map dated 10-20-2025
- Site Plan maps S-1, S-2, and S-3

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

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


- This proceeding involved review of Application #2025-DRB-09-SD, a minor 2-lot subdivision as determined by the DRB on October 6, 2025, located at 1904 South Street in New Haven, Parcel #472, Map #9.
- The property lies in the RA-2 and RA-10 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.
- Parcel #472 consists of 80 +/- acres of conserved land through the Vermont Land Trust (VLT), with the exclusion of 6.67 acres on which applicants propose creating Lot #2 consisting of 2 +/- acres with its own well and mound system.
- Right of way (ROW) south of existing barn will provide road access.
- Applicants propose constructing a 3-bedroom single-family home on Lot #2.
- No wetland permit is required since wetland delineation has been done by VLT.
- Road frontage totals 277.12'.

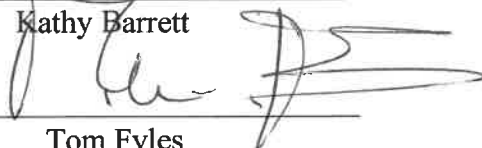
**DECISION AND CONDITIONS:**


Based on the application, testimony, and above findings, the DRB in a vote of 5-0 (Kathy Barrett, Carol Charbonneau, Victor LaBerge, Tim Paquette, Tom Fyles) **APPROVE** Application #2025-DRB-09-SD as presented, contingent upon meeting the following conditions:

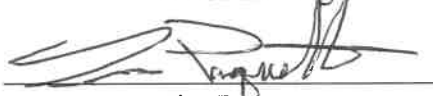
1. Applicants shall submit for approval a survey/Mylar that shows easements for power and septic.
2. Applicants shall obtain road access approval from the Selectboard to change the existing farm road access to residential access.
3. No additional land development shall occur without prior approval.
4. Applicants shall submit a copy of wastewater and potable water supply permit.
5. 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.
6. All exhibits presented in support of application #2025-DRB-09-SD and findings of fact as recorded in this decision are included as conditions in granting this approval.
7. 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 22<sup>nd</sup> day of December, 2025.

  
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Kathy Barrett

  
\_\_\_\_\_  
Tom Fyles

  
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Victor LaBerge

  
\_\_\_\_\_  
Tim Paquette

  
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Carol Charbonneau

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**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.