

**TOWN OF NEW HAVEN
DEVELOPMENT REVIEW BOARD**

**FINDINGS AND DECISION
RE: SUBDIVISION APPLICATION NO. 2025-DRB-10-SD**

Applicant: Douglas Wiker
4489 Ethan Allen Hwy.
New Haven, VT 05472

Property Location: 4489 Ethan Allen Hwy.
New Haven, VT 05472

INTRODUCTION AND PROCEDURAL HISTORY:

1. This proceeding involved review of Application #2025-DRB-10-SD submitted by Douglas Wiker 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 18, 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, 2025, 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
374.13	Annette Armstrong Life Estate Robert Litch & Paul Meacham III	P.O. Box 1239, Middlebury, VT 05753
374.510	Kirk & Carlen Goodman	4491 Ethan Allen Hwy., New Haven, VT 05472
374.100	Claybrook Griffith	4379 Ethan Allen Hwy., New Haven, VT 05472
375	Rodney & Patrick Cyr	4167 Ethan Allen Hwy., New Haven, VT 05472
318	Lynn Paquette	4819 Ethan Allen Hwy., New Haven, VT 05472

FINDINGS AT SKETCH PLAN REVIEW:

DRB members present for the Sketch Plan Review on October 6, 2025: in person: Charlie Roy, Kathy Barrett, Paul Audy, Victor LaBerge, Tim Paquette. Remote: Tom Fyles, Carol Charbonneau.

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

- Peggy Connor, zoning administrator
- Claybrook Griffith

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

- DRB Application received September 18, 2025
- Google Earth Map

These exhibits are available at the Town Offices or on the Town's website at: newhavenvt.com

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 November 3, 2025: Charlie Roy, Kathy Barrett, Paul Audy, Tim Paquette, Victor LaBerge (in person); Carol Charbonneau and Tom Fyles (remote).

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

- Douglas Wiker, applicant
- Claybrook Griffith
- Peggy Connor, zoning administrator

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

- DRB Application received September 18, 2025
- Preliminary Subdivision Plat received November 3, 2025, prepared by Kittredge Land Surveying, PLLC

These exhibits are available at the Town Offices or on the Town's website at: 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-10-SD, a minor 2-lot subdivision as determined by the DRB on October 6, 2025, located at 4489 Ethan Allen Highway in New Haven, Parcel #374.500, Map #8.
- The property lies in the RA-10 zoning district 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 #374.500, a 63.67-acre parcel, to create Lot #1 consisting of 10.27+/- acres with the existing house, and Lot #2 consisting of 53.4 acres.
- Survey map shows compliance with all required setbacks.

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:
- Applicant advised that there are no plans to build on proposed Lot #2.

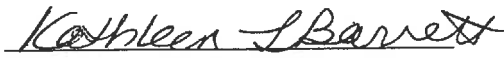
DECISION AND CONDITIONS:

Based on the application, testimony, and above findings, the DRB in a vote of 7-0 (Kathy Barrett, Carol Charbonneau, Charlie Roy, Paul Audy, Tom Fyles, Victor LaBerge and Tim Paquette)

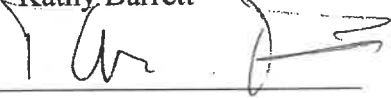
APPROVE Application #2025-DRB-10-SD as presented, contingent upon meeting the following conditions:

1. No additional land development shall occur without prior approval.
2. 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.
3. 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.

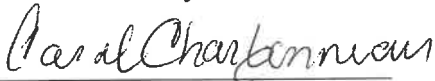
Dated at New Haven, Vermont, this 12th day of November, 2025.



Kathy Barrett



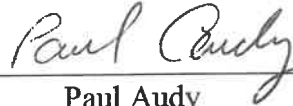
Tom Fyles



Carol Charbonneau



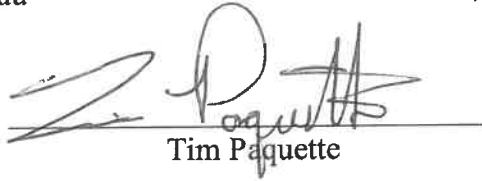
Charlie Roy



Paul Audy



Victor LaBerge



Tim Paquette

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.