

**TOWN OF NEW HAVEN
DEVELOPMENT REVIEW BOARD**

FINDINGS AND DECISION

RE: CONDITIONAL USE APPLICATION NO. 2025-DRB-11-CU

Applicant: Megan Ooms
261 Belden Falls Road
New Haven, VT 05472

INTRODUCTION AND PROCEDURAL HISTORY:

1. This proceeding involves a conditional use request submitted by Megan Ooms to expand a landscaping home business on property owned by Megan and Leland Ooms located at 261 Belden Falls Road in New Haven, VT.
2. The 10.3 +/- acre parcel lies in the RA-2 and RA-10 zoning districts.
3. The application was received by the New Haven Zoning Administrator on October 14, 2025. A copy of the application is available at the New Haven Town Offices.
4. On October 30, 2025, notice of public hearing was published in *The Addison Independent*.
5. On November 13, 2025, notice of public hearing was posted at the following locations:
 - New Haven Town Offices
 - Village Green Market
 - New Haven Post Office
6. On November 3, 2025, a copy of the public hearing was mailed to the following abutting property owners:

Parcel/Map #	Adjoining Property Owner(s)	Address
784/12	Craig and Beth Bemis	289 Belden Falls Rd., New Haven, VT 05472
785/12	Chad and Stephanie Rule	163 Belden Falls Rd., New Haven, VT 05472
777/12	Anthony J. Neri Family Trust	1748 Dog Team Rd., New Haven, VT 05472

7. The Development Review Board reviewed this application on November 17, 2025, pursuant to the Town of New Haven Zoning and Subdivision Regulations adopted April 2024.
8. The following members of the DRB participated in the application review and decision on November 17, 2025:

Kathy Barrett	Paul Audy
Victor LaBerge	Tom Fyles
Tim Paquette	

Members absent: Charlie Roy, Carol Charbonneau

9. The names of other persons present and available to provide testimony:
 - Megan Ooms, applicant
 - Peggy Connor, zoning administrator

10. The following exhibits were submitted to the DRB:

- DRB application received October 14, 2025
- Narrative received October 14, 2025
- DRB file and decision re: conditional use application #2024-DRB-11-CU

These exhibits are available at the New Haven Town Offices and on the Town's website.

FINDINGS:

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


- Applicant Megan Ooms requests DRB conditional use approval to grow the landscaping business to hire 9 non-resident employees, only 6 of whom would be at the residence at any given time, not to exceed 80 hours per week.
- Any impact on increased traffic should be minimal.
- Work hours would also be updated to 6:00 a.m. to 7:00 p.m.
- Plans are in the process of extending the gravel driveway behind the barn to allow for additional employee parking, which will comply with required setbacks.
- The business requires no signage.
- Trucks while not in use, all of which are under CDL size, and trailers are screened from the roadway.
- The business occupies only 1,200 feet of the existing barn.


DECISION AND CONDITIONS:

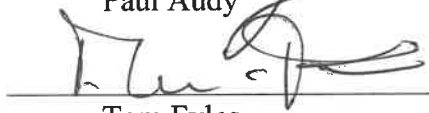
Based on the application, testimony, and above findings, the DRB in a vote of 5-0 (K. Barrett, P. Audy, V. LaBerge, T. Fyles, T. Paquette) **APPROVE** conditional use permit #2025-DRB-11-CU as presented.

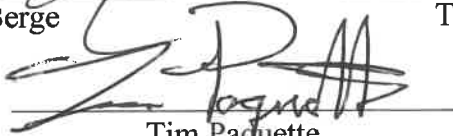
Dated at New Haven, Vermont, this 24th day of November, 2025.


Kathy Barrett


Paul Audy


Victor LaBerge


Tom Fyles


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.