

**TOWN OF NEW HAVEN  
DEVELOPMENT REVIEW BOARD**

**FINDINGS AND DECISION**

**RE: SUBDIVISION APPLICATION NO. 2025-DRB-12-WV**

**Applicant:** Mary Blacklock  
73 North Street  
New Haven, VT 05472

**Landowner:** Mary Blacklock  
73 North Street  
New Haven, VT 05472

**Property Location:** 73 North Street, New Haven, VT 05742

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**INTRODUCTION AND PROCEDURAL HISTORY:**

1. This proceeding involved review of Application #2025-DRB-12-WV submitted by applicant Mary Blacklock requesting a waiver under Section 333 of the New Haven Zoning and Subdivision Regulations adopted April 2024.
2. The DRB application was received by the New Haven Zoning Administrator on December 23, 2025.
3. Notice of the request for waiver was published in *The Addison Independent* on January 15, 2026.
4. On January 29, 2026, public notice of the Final Plat Review scheduled for February 2, 2026, was posted at the following locations:
  - The New Haven Town Offices
  - The Village Green Market
  - New Haven Post Office

On January 15, 2026, notice of Application #2025-DRB-12-WV was mailed to the following abutting property owners:

Parcel #	Adjoining Property Owner(s)	Address
214	Andrew Buonincontro	59 North Street, New Haven, VT 05472
216	Patricia Covillion Life Estate	89 North Street, New Haven, VT 05472
206	Wayne & Shela Marcelle	1373 Main Street, New Haven, VT 05472

DRB members present for the hearing on a waiver request on February 2, 2026: Kathy Barrett, Victor LaBerge, Tim Paquette, Don Johnston [in person]; Tom Fyles and Charlie Roy [remote]  
Absent: Carol Charbonneau

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

- Peggy Connor, zoning administrator
- Applicant Mary Blacklock
- Dennis Poole, resident
- Jason Larocque, Otter Creek Engineering

The following exhibits were submitted for the hearing on February 2, 2026:

- DRB application received December 23, 2025
- Site Plan dated December 15, 2025
- List of Abutters
- Sketches of proposed garage received February 2, 2026

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

**FINDINGS:**

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

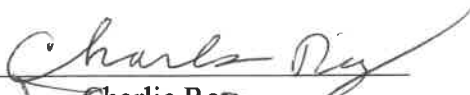
- Applicant proposes the construction of a 26' x 16' garage with upper master suite.
- Proposed garage will allow only for a 9' setback from the property line, instead of the required 15' setback on the .51-acre lot located in the Neighborhood-Commercial zoning district.
- Surveyor Jason Larocque advised that the boundary lines on the site map are based on the deed description.
- Abutting property owner Andrew Buonincontro submitted a letter to the zoning administrator on January 5, 2026 indicating he has no objection to the DRB granting a waiver for the applicant's proposed garage.
- The application satisfies all criteria for a waiver in Section 333; specifically:
  - The waiver represents the minimum deviation from the dimensional requirement necessary to avoid unreasonable hardship to the applicant and to enable the reasonable use of the property.
  - Granting of the waiver will not have an undue adverse effect on any of the following:
    - a. The public health, safety, and general welfare;
    - b. The character of the neighborhood;
    - c. Traffic patterns and circulation; and
    - d. Public health, safety, and utility services.
  - Granting of the waiver will be consistent with the Town Plan and with the purposes of the zoning district in which the property is located.
  - The need for a waiver was not created by an intentional action of the applicant.


**DECISION AND CONDITIONS:**


Based on the application, testimony, and above findings, the DRB in a vote of 6-0 (Tim Paquette, Victor LaBerge, Kathy Barrett, Don Johnston, Charlie Roy, Tom Fyles) **APPROVE Application #2025-DRB-12-WV** as presented with the following conditions:

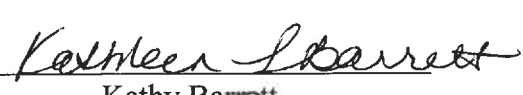
1. No additional land development shall occur without prior approval.
2. Further development of any of the lots may require an amendment to wastewater/potable water supply and other state or federal permits. Please contact the Department of Environmental Conservation Rutland regional office at: (802) 786-5915.
3. All exhibits presented in support of application #2025-DRB-12-WV and findings of fact as recorded in this decision are included as conditions in granting this approval.


Dated at New Haven, Vermont, this 16<sup>th</sup> day of February, 2026.

  
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 Charlie Roy

  
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 Tom Fyles

  
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 Victor LaBerge

  
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 Kathy Barrett

  
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 Tim Paquette

  
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 Don Johnston

**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.