

**Development Review Board Minutes
Town Office New Haven, Vermont
April 3, 2017**

Members Present: Kathy Barrett, Tim Bouton, Carol Charbonneau, Donald Johnston, Susan Smiley, Mike Sweeney, Tom Fyles-Alternate

Absent: Alternate- Victor Bolduc

Staff: Dave Wetmore, Zoning Administrator & Karen Gallott-Minute Taker

Guests: Tim Bouton, John Kipp, Bridget Kipp, Matt Wamsganz, Steve Revell, Leon Demars, Randy Boise, Marie Boise, Steve Heffernan

Kathy Barrett, Chair, called the Development Review Board (DRB) meeting to order at 7:00 PM. Alternate Fyles will be a voting member tonight.

Adjustments to the agenda – none

Visitors Business – none

Public Hearing

α) 2017DRB-01-SP (site plan), John Kipp, LLC dba RackNReel amended site plan.

Matt Wamsganz spoke on behalf of John Kipp. The Kipp's are current owners of the RackNReel located at New Haven Jct. The Kipp's would like to build a 30 x 80 foot addition to the back (west side) of the existing building. The proposed building would be the same height as the present building. This proposed structure would be used as an archery range within the building to promote the sport through leagues, training classes, birthday shoots, charitable events, hunter safety classes, and so forth.

No expansion of the parking area, or change in traffic pattern is anticipated.

No changes in the existing water. The building currently meets all setbacks and will do so after the addition is built.

The existing septic tank and pump station for wastewater will be relocated further west, as these items are currently in the footprint of the proposed addition. This would require an amendment to the state permit.

Jeff Severson, Biologist will do a preliminary inspection of the site plan as it relates to the wetlands buffer. This will be done at spring growth. After the preliminary inspection ANR will comment in regards to a final decision. The proposed building could be moved to the south to avoid conflict with the wetlands.

Hours of operation for the business would be changed to: seven days a week from 8 AM to 9 PM.

The Chair made a comment regarding the current outside displays in front of the building then they should be no closer to the road and the front of the existing building.

Open for Visitors Comments

None

Visitor Comments Closed

Sweeney made a motion to approve this amended site plan as presented with the following condition:

- Hours of operation would be seven days a week from 8 AM to 9PM.
- If the proposed building is moved slightly due to wetlands location it is depicted in the building permit submission.

Charbonneau seconded

Discussion – none

Vote: Yes – 6 (Barrett, Charbonneau, Fyles, Johnston, Smiley, Sweeney)

No – 0

Abstention – 1 (Bouton did not vote)

Motion carries.

b) 2017DRB-02-CU, Leon Demers III, development in the Flood Hazard District

Demers are seeking a permit for construction of a house on recently purchased land at 1928 Halpin Rd. Half of the land is located in the FEMA flood district; Demers is working with LaRose Surveyors regarding land elevations as it relates to the location of the proposed house site. The proposed house site is out of the FEMA flood district but within the New Haven Flood district.

A new driveway has been marked out and is approved by the Town.

The Zoning Administrator (ZA) indicated that the proposed house site is approximately 20 feet higher than the existing FEMA base flood elevation.

The proposed building site complies with all setbacks.

Open for Visitors Comment

None

Visitor Comments Closed

Charbonneau made the motion to approve building within the designated building area and with the condition of approval from the State for a wastewater permit.

Smiley Seconded

Discussion – none

Vote: Yes – 6 (Barrett, Charbonneau, Fyles, Johnston, Smiley, Sweeney)

No – 0

Abstention – 1 (Bouton did not vote)

Motion carries.

c) 2017DRB-03-SD, Steve Heffernan, amended subdivision approval

Peter Viau had expressed concerns about the overshadowing of septic and water from proposed Lot #2 onto his property. Heffernan indicated tonight that the well location on proposed Lot #2 will be moved. This will enable Viau to position his well where he wants and it will meet the 100 foot setback from the proposed Lot #2 septic.

Last year's Decision: 2016DRB-05-SD has expired as the plat was not signed within six months; and the Mylar was never signed. The ZA issued an amendment to last year's application with a new number.

Tonight the DRB needs to modify the draft version of the Findings and Decision of 2017DRB-03-SD and approve.

Open for Visitors Comment

Bouton asked if there was any revision of fees for the applicant as there was no indent.
Heffernan was not concerned about the fees.

Visitor Comments Closed

Johnston made the motion to approve the Findings and Decision for Subdivision Application No. 2017DRB-05-SD as presented.

Sweeney seconded

Discussion – none

Vote: Yes – 6 (Barrett, Charbonneau, Fyles, Johnston, Smiley, Sweeney

No – 0

Abstention – 1 (Bouton did not vote)

Motion carries.

End of Public Hearing

Sketch Plan Reviews:

a) Tire Realty Trust, dba Pete's Tire Barn, 2017DRB-04-SD-lot subdivision

Steve Revell, Lincoln Applied Geology has permission to speak on behalf of Pete Gerry (Pete's Tire Barn) and Randy Boise the presumed buyer of Lot #3. Tonight's conversation concerns a subdivision of a Lot 1 of 10.9 acres into two lots, Lot #1 of +/- 5.9 acres and Lot #3 with the existing house and garage of +/- 4.99 acres. Both lots #1 and proposed #3 meet all setback and road frontages.

Lot #3 is being subdivided to be sold to Randy Boise who is proposing to construct a 50 x 80 foot shop and garage for his welding supply and vehicle restoration business. Boise's home occupation structure will be served by a new curb cut, driveway/access and parking area. the proposed accessory structure meets all Town setback requirements.

Currently there is a septic easement on Lot #1 from Lot #2. In the future there will also be an additional septic easement from Lot #3 onto Lot #1.

The well would be a shared well between Pete's Tire Barn and the residence. An easement will need to be added to the Deed.

Smiley made the motion to approve sketch plan 2017DRB-074-SD for a 2 lot subdivision for a site plan review on April 17, 2017.

Sweeney seconded

Discussion – none

Vote: Yes – 6 (Barrett, Charbonneau, Fyles, Johnston, Smiley, Sweeney

No – 0

Abstention – 1 (Bouton did not vote)

Motion carries.

DRB Business

1. Minutes: - February 20, 2017

Charbonneau made the motion to approve the February 20, 2017 DRB minutes as presented.

Fyles seconded

Decision – none

Vote: Yes – 5 (Barrett, Charbonneau, Fyles, Johnston, Sweeney

No – 0

Abstention – 2 (Smiley, Bouton did not vote)

Motion carries.

2. Review and Sign Decisions – none

3. Review Decision compliance and sign final plats

a) *Act on Heffernan decision #2017DRB-03-SD*

The DRB approved and signed the Findings and Decisions for application 2017DRB-03-SD.

4. Correspondence

John Madden, correspondence on zoning issues on the Horn and Dupoise properties.

5. New Business – none

6. Old Business – none

Charbonneau made the motion to adjourn.

Johnston seconded

Discussion – none

Vote: Yes – 6 (Barrett, Charbonneau, Fyles, Johnston, Smiley, Sweeney

No – 0

Abstention – 1 (Bouton did not vote)

Motion carries.

The meeting was adjourned at 8:15 PM

Respectfully Submitted By

Karen Gallott

Kathy Barrett, Chair

Tim Bouton, Vice Chair

Donald Johnston, Clerk

Carol Charbonneau

Tom Fyles

Susan Smiley

Mike Sweeney