

Development Review Board  
Town Offices, New Haven, Vermont  
August 1, 2011

**Members Present:** Donna Blaise, Kathy Barrett, Tim Bouton, Steve Dupoise, Jim Gallott,

**Members Absent:** Donald Johnston, Mike Sweeney

**Alternates Present:** Andy Dykstra, Victor Bolduc

**Staff:** Zoning Administrator - Dave Wetmore

**Guests:** Ken Weston, Wright Stowe, Roger Stowe,

Tim Bouton, Chair called the Development Review Board (DRB) meeting to order at 7:02 PM. Introduction of DRB members and others present were made to the public. Both alternates will be voting members this evening.

### Public Hearing

*1. Wright Stowe – Boundary Line Adjustment (BLA) final plat, #2011-DRB-05.*

Wright Stowe explained that the Stowe's (owner of Lot #1A) and Nadine Heim (owner of Lot #5) have agreed to a BLA. Making Lot #1A 13.63 acres and Lot #5 decreases to 10.83 acres. This is the only BLA that is taking place; there are no changes to the remaining lots 1-2-3-4-and 6. Lot #5 will be accessed by a 60 foot right-of-way. Lot #1A has road frontage.

The owner of Lot #5 – Nadine Heim signed the application; this is her confirmation that she is aware of and in favor of the BLA.

It was clarified that all lots were previously subdivided, and currently exist.

There are septic easements for Lots #1A & #5, but there are no easements located on the 3.96 acres that is affected by this BLA. The septic easement for Lot #5 is located in Lot #1 and this does not change with this BLA. A copy of the septic easements should be attached to this final plat or the septic easements need to be shown on this plat.

The standard BLA wording, as required by the DRB, is not currently on the final plat that was presented tonight. The DRB asked that Weston add this wording to the "Notes Regarding the Survey" section of the final plat; and add the same BLA wording to the subdivision plan, which is a separate sheet.

Gallott made the motion to approve the BLA as presented, with the following conditions:

- The standard wording for a BLA be added.
- Sheet and Wastewater wording will be revised to reflect only one sheet and refer to the previously filed wastewater sheet.

Barrett seconded

Discussion – the DRB went through the check list for a final plat; this BLA meets all items. The DRB confirmed that Lot #5 will be reduced to 10.83 acres and this meets the 10 acre requirement for the area; and Lot #1A will be increased to 13.63 acres and this meets the 2 acre requirement for the area.

Vote: Yes – 7 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Dykstra, Gallott)

No – 0

Abstention – 0

Motion carries

The Findings of Fact and Conclusions of Law will reflect:

- Both lots meet the required lot size
- No easements are affected by the BLA
- The new owner of Lot #5 is in agreement to this BLA

This decision will be effective thirty days after the DRB minutes are signed on the 15<sup>th</sup> of August, 2011.

*2. Wright Stowe – final plat for a 3-lot Subdivision, #2011-DRB-11.*

The surveyor (Weston) has not finished preparing the final survey. Wright Stowe requests the DRB to move the hearing to a new date and time certain.

Gallott made the motion to continue this hearing #2011-DRB-11 to the next regularly scheduled DRB meeting on August 15, 2011 at 7:00 pm.

Bolduc seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Dykstra, Gallott)

No – 0

Abstention – 0

Motion carries

*3. Roger and Elizabeth Stowe, BLA – final plat continued from 7/18/2011, #2011-DRB-12.*

The plat presented on 7/18/2011 showed 10+ acres for Lots #1 and #2. Stowe would like to do a BLA reducing the acreage of each lot to: Lot #1--2.019 acres and Lot #2--3.734 acres. The remainder of the lands would revert back to the farm. The final plat presented tonight reflected this BLA; but showed an increase in acreage for Lot #1 to 2.227 acres with the addition of land along the road (East Street). There are proposed well and septic sites for both Lots #1 and #2. Because of the proposed well sites, there is no easement for the water line that currently runs from the barn through Lots #1 and #2.

It was suggested by the DRB that the required BLA wording be incorporated in the Notes Section of the final plat. This wording will specifically state that no new lots are being created.

The Notes Section of the final plat should indicate that the driveway for Lot #1 will be used by the farm – so the driveway needs to be reflected as an easement.

Gallott made the motion to approve the final plat as presented with the following conditions:

- The wording in Note #1 - should specifically state that no new lots are being created.
- Change the title box on the final plat from 2-Lot Subdivision to reflect a Boundary Line Adjustment.
- Note the approximate beginning and end acreages on the remaining lands of Roger and Elizabeth Stowe.
- Make an easement for the driveway in the triangle piece of land on Lot #1.
- Make sure the lot numbers match the lot numbers on the original subdivision plat.

Dupoise seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Dykstra, Gallott)

No – 0

Abstention – 0

Motion carries

This decision will be effective after the Findings of Fact and Conclusions of Law have been approved by the DRB; and after the thirty day appeal period.

**Public Hearing ended at 8:00 pm**

**Minutes**

Gallott made the motion to accept the 7/18/2011 DRB minutes as presented.

Dykstra seconded

Discussion – none

Vote: Yes – 6 (Barrett, Blaise, Bolduc, Bouton, Dykstra, Gallott)

No – 0

Abstention – 1 (Dupoise)

Motion carries

**Correspondence**

- Waste Water Permit for Ellen Rotax on Mountain View Ridge.
- Piper, Egelston & Cramer – Correspondence RE: Shunt reactors response for second information requests
- Cross Pollination's solar farm & the State of Vermont Public Service Board forwarded to the DRB from Jim Walsh, New Haven Planning Commission

**New Business**

There was discussion regarding signage: Does a family name sign come under the commercial signage regulations or is it considered a decoration/art work? The regulations are not clear and the DRB thoughts was this type of sign would be considered ornamentation. But if it advertised a business, then it would fall under the commercial sign regulations.

Pike Industries will be on the agenda for the next DRB meeting on August 15, 2011.

**Old Business – none**

Barrett made the motion to adjourn

Bolduc seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Dykstra, Gallott)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 8:20 PM

Respectfully Submitted By  
Karen Gallott



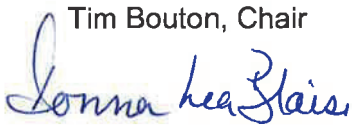
Tim Bouton, Chair



Jim Gallott, Vice Chair



Kathy Barrett



Donna Blaise



Victor Bolduc



Steve Dupoise



Andy Dykstra