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**Town of New Haven  
DEVELOPMENT REVIEW BOARD MEETING  
HYBRID Public Meeting  
Monday, August 1, 2022**

**Meeting Minutes**

**DRB Members Present:**

*In Person:* Kathy Barrett, Paul Audy, Tom Fyles, Don Johnston, Victor LaBerge, Roger Hamilton

*Remote:* Charlie Roy (joined meeting at 7:40 p.m.)

Absent: Carol Charbonneau

**Staff Present:**

Peggy Connor, Zoning Administrator, Minutes

**Visitors Present:**

Steve Dupoise (applicant); Sally Dwire (interested party re: Dupoise application); Josh Sullivan (applicant), Shane Mullen (Weston & Sampson project manager for ASCWMD), Teri Kuczynski (ACSWMD district manager), Peter Norris (landowner)

**Call to Order:**

DRB Vice Chair Kathy Barrett called the meeting to order at 7:00 p.m.

**I. Adjustments to Agenda:**

None.

**II. Visitors' Business**

None.

**III. Site Review application 2022-DRB-11-SP from Steve and Marcia Dupoise to build two (2) additional storage units at 229 Ethan Allen Highway**

Joining the meeting remotely, applicant Steve Dupoise reviewed the site plan submitted with his application on July 6, 2022, and advised that the two buildings will be situated on the north side of the driveway, one measuring 42' x 171' and the second measuring 30' x 201'. He added that the structures with roof lines at ground level, will be located 150'-200' feet from the center line of the main highway. Trees planted to the east will include cedar, oak, and crab apple.

Sally Dwire, who lives at 276 Ethan Allen Highway, asked if there were plans for a second driveway and expressed concern that construction of the additional storage buildings may potentially block the mountain view. Steve advised the view should not be obstructed since the buildings will not be much higher than the road where there is also an approximate 15' drop-off. He added that he has no plans to seek permission from the State for a second driveway.

Noting that the site plan submitted with the application appears to be outdated, DRB members agreed to continue the hearing until September 19<sup>th</sup> to allow the applicant to provide a current site plan for further review. Tom Fyles so moved; Victor LaBerge seconded.

**Roll call vote:**

**Yes – 5 (K. Barrett, P. Audy, V. LaBerge, T. Fyles, R. Hamilton)**

**No – 0**

**Abstention: D. Johnston**

**MOTION PASSED. Hearing re: #2022-DRB-11- SP continued to September 19, 2022**

**IV. Conditional Use application 2022-DRB-08-CU from Josh Sullivan (Sully's Place, LLC) for a home auto repair business at 17 Forest Drive**

Applicant Josh Sullivan advised that his home business consists of an existing 3-bay garage on the property with 1 bay housing a lift; a 2<sup>nd</sup> bay for auto work, and a 3<sup>rd</sup> for office space. There

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57 are pre-existing motion sensor lights, security cameras have been installed, and a 55-gallon  
58 drum is used for waste oil. Operating hours are from 8:00 a.m. to 5:00 p.m. on weekdays by  
59 appointment only, and no signage is being proposed other than the required signage on the  
60 building for State inspections. There will be no employees and the overhead doors will be  
61 closed to reduce any noise. Victor LaBerge moved to approve the conditional use permit for the  
62 home auto business upon the condition operating hours will continue to be from 8:00 a.m. to  
63 5:00 p.m. on weekdays; Paul Audy seconded.

64  
65 **Roll call vote:**

66 **Yes – 6 (K. Barrett, P. Audy, V. LaBerge, T. Fyles, D. Johnston, R. Hamilton)**  
67 **No – 0**

68 **MOTION PASSED. #2022-DRB-08-CU APPROVED.**

69  
70 **Kathy Barrett moved to close the hearing on #2022-DRB-08-CU; Tom Fyles seconded.**

71 **Roll call vote:**

72 **Yes – 6 (K. Barrett, P. Audy, V. LaBerge, T. Fyles, D. Johnston, R. Hamilton)**  
73 **No – 0**

74 **MOTION PASSED. #2022-DRB-08-CU HEARING CLOSED.**

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76 **V. Continuation of application #2022-DRB-07-CU by Addison County Solid Waste**  
77 **Management District (ACSWMD) for a conditional use permit to operate a**  
78 **residential transfer station at the intersection of Route 7 and Campground**  
79 **Road**

80 In his memo dated August 1, 2022, project manager Shane Mullen addressed concerns raised  
81 at the July 18<sup>th</sup> DRB meeting, including lighting details; arborvitae for screening; noise levels of  
82 stationary compactors; and the addition of directional arrows on the revised site plan (C201)  
83 showing entry and exits for both cars and trucks:

- 84  
85 a) Luminaires on 18' light posts will be downcast in conformance with Section 820 of the  
86 New Haven zoning regulations.  
87 b) Upon partial removal of existing trees, some 80-100 feet of trees will remain along the  
88 south side, with additional dark American arborvitae to be planted measuring 5-6' tall  
89 and 3' wide. It is expected that by the time Phase 2 is built in approximately two years,  
90 the trees will be more mature, creating an effective screen from Route 7.  
91 c) According to the manufacturer, the anticipated noise level of the compactor is 62  
92 decibels at 50 feet and 52 decibels at 130 feet. The compactors are approximately 75'  
93 from the property line and located below grade in relation to King's Way.  
94

95 Paul Audy moved to approve the conditional use permit contingent upon the applicant planting  
96 and maintaining vegetation as depicted in the plan, and that hours of operation will be from 7:00  
97 a.m. to 2:00 p.m. on two weekdays plus Fridays, and from 7:00 a.m.-12 noon on Saturdays;  
98 Don Johnston seconded.  
99

100 **Roll call vote:**

101 **Yes – 6 (K. Barrett, P. Audy, V. LaBerge, D. Johnston, C. Roy, R. Hamilton)**  
102 **No – 1 (T. Fyles)**

103 **MOTION PASSED. #2022-DRB-07-CU APPROVED.**

104  
105 **Kathy Barrett moved to close the hearing on #2022-DRB-07-CU; Tom Fyles seconded.**

106 **Roll call vote:**

107 **Yes – 7 (K. Barrett, P. Audy, V. LaBerge, T. Fyles, D. Johnston, C. Roy, R.**  
108 **Hamilton)**  
109 **No – 0**

110 **MOTION PASSED. #2022-DRB-07-CU HEARING CLOSED.**

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112 **VI. Approval of DRB meeting minutes for July 18, 2022**

113 Victor LaBerge moved to approve DRB meeting minutes for July 18, 2022; Tom Fyles  
114 seconded.

115 **Roll call vote:**

116 **Yes – 5 ( K. Barrett, P. Audy, V. LaBerge, T. Fyles, D. Johnston)**

117 **No – 0**

118 **Abstentions: 2 (C. Roy, R. Hamilton)**

119 **MOTION PASSED. July 18, 2022, minutes approved as presented.**

120

121 **Adjournment**

122 Tom Fyles moved to adjourn; Victor LaBerge seconded.

123 **Roll call vote:**

124 **Yes – 7 (K. Barrett, P. Audy, V. LaBerge, T. Fyles, D. Johnston, C. Roy, R.  
125 Hamilton)**

126 **No – 0**

127 **MOTION PASSED. Meeting adjourned at 8:05 p.m.**

128

129 DRB members welcomed new member Roger Hamilton, a New Haven resident for 17 years and  
130 member of the New Haven Fire Department since 2005 .

131

132 The next DRB meeting is scheduled for Monday, September 19, 2022, at 7:00 p.m. at the Town  
133 Offices.

134

135 Respectfully submitted,

136 Peggy Connor

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Charlie Roy, Chair

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Victor LaBerge

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Don Johnston

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Paul Audy

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Kathy Barrett, Vice Chair

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Roger Hamilton

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Tom Fyles