

**Development Review Board  
Town Offices, New Haven, Vermont  
August 6, 2012**

**Members Present:** Kathy Barrett, Donna Blaise, Tim Bouton, Steve Dupoise, Jim Gallott, Donald Johnston, Mike Sweeney

**Alternates Present:** Victor Bolduc

**Staff:** Zoning Administrator-Dave Wetmore

**Guests:** Charles Post, Heather Post, Marcia Dupoise, Steve Dupoise, Peter DeGraff from Otter Creek Engineering

Tim Bouton, Chair, called the Development Review Board (DRB) meeting to order at 7:00 PM.

The Chair indicated that he had received a request to delay the public hearing until later in the evening. There were no objections from the public or the board.

**DRB Business**

**I Sketch Plan Review:**

A) Charles and Heather Post, sketch plan for a 2-lot subdivision of Dog Team Property #2012-DRB-06.

Peter DeGraff indicated that his clients had not arrived yet and asked that the sketch plan review be postponed until they arrive. The DRB agreed.

**VI New Business:**

A) Master plan information for Ethan Allen Storage by Steve Dupoise. Dupoise presented a site plan showing two additional storage units that he would like to put on the property in the future. One proposed storage building would be 30 x 140 feet. The building would have storage units on both the east and west sides and would have an access driveway encircling the building. The second proposed building would be 40 x 160 feet with storage units only on the east side.

The DRB indicated that Dupoise will need to make sure any new buildings meet all the setback requirements including parking and compliance with storm water regulations.

While the DRB was pleased to see these plans, they mentioned to Dupoise that they would like to see a site plan that includes future plans that would include the remainder 10 acres. No formal action was taken by the DRB tonight.

**I Sketch Plan Review:**

A) Charles and Heather Post, sketch plan for a 2-lot subdivision of Dog Team Property #2012-DRB-06.

*Map 12 parcel #0682*

The Post's presented a sketch plan for the ~~the "Old Dog Team Restaurant" property~~ on Dog Team Road. They are proposing to move the Meeting House from its current location to their proposed Lot #1. The Post's would like to make the Meeting House their primary residence with the addition of a kitchen

wing, a bedroom and a garage. The Post's have checked with the National Historic Register and found that there are no restrictions to changes to the building as long as they are not applying for grant money.

At this time the Post's do not have plans to sell or develop Lot #2. But they would like to use fill to bring the level of the ground up to and past the flood zone line.

If Lot #2 becomes developed, then the residences on Lot #1 and #2 will be reusing the existing disposal field that was in use for the Dog Team Tavern. An older septic system will be dug up.

The paved parking area will be dug up and replanted with trees and grasses, but will not be a groomed lawn.

There was considerable discussion regarding the location of the proposed building sites for Lot #1 and Lot#2 and their proximity to the FEMA flood zone. It was presented to the Post's that their plans needed to incorporate the flood hazard regulations into their sketch plan.

No formal action was taken by the DRB tonight.

At 8:10 PM Board member Donald Johnston arrived.

Bouton, Chair opened the Public Hearing at 8:17PM

### **Public Hearing**

1. *Town of New Haven/Beeman Elementary School, variance request, #2012-DRB-05. This is the variance request for the dugouts along the ball fields.*

Steve Dupoise and Kathy Barrett recused themselves.

Dupoise has a letter of approval from the Town of New Haven Select Board to represent them, as well as having verbal approval from Beeman Elementary School to represent them at this hearing.

Dupoise speaking on behalf of the Town of New Haven, a proposal to build two dugouts each 6 x 24 feet on concrete pads. One dugout would be located on the south side of the ball field and the other dugout located on the west side of the ball field. The dugouts do not meet the setback and so the Town is asking for a variance to build.

Sweeney made the motion to adjourn outside for a site visit.

Bolduc seconded

Discussion – none

Vote Yes- 6 (Blaise, Bolduc, Bouton, Gallott, Johnston, Sweeney)

No – 0

Abstention – 2 (Barrett, Dupoise)

Motion carried.

It was determined that a variance would not be needed for the dugout located on the south end of the ball field if there is 15 feet of setback.

It was also determined that Dupoise would need to come up with additional information before the DRB could make a decision. No formal action was taken by the DRB tonight.

Sweeney made the motion to continue this hearing to the next scheduled DRB meeting on August 20, 2012.

Bolduc seconded

Discussion – none

Vote Yes- 6 (Blaise, Bolduc, Bouton, Gallott, Johnston, Sweeney)

No – 0

Abstention – 2 (Barrett, Dupoise)

Motion carried.

### **Public Hearing Closed**

### **DRB Business**

#### **II Review of Minutes**

Sweeney made the motion to approve the minutes of the DRB meeting of July 16, 2012.

Blaise seconded

Discussion –none

Vote Yes- 7 (Barrett, Blaise, Bouton, Dupoise, Gallott, Johnston, Sweeney)

No – 0

Abstention – 1 (Bolduc)

Motion carried

#### **III Review and Sign Decisions**

##### *a) Wright Stowe, 2001-DRB-28*

It was mentioned that the Stowe's would like to see the width of the access road to Lot #6 reduced from a width of 18 feet to 12 or 14 feet. The DRB's decision on July 16<sup>th</sup> was made to reflect 18 feet to the hammerhead. This decision will stand as written.

The Road Maintenance Agreement, first paragraph was changed to read "...VERMONT" dated 8/6/2012DRB approval #12011-DRB-28..."

Sweeney made the motion to approve the Findings and Decision with the following:

The access road to Lot #6 will remain at 18 feet in width

Add the quotation marks to Exhibit G

Dupoise seconded

Discussion – none

Vote Yes- 7 (Barrett, Blaise, Bolduc, Dupoise, Gallott, Johnston, Sweeney)

No – 0

Abstention – 1 (Bolduc)

Motion carried

#### **IV Correspondence – none**

**VI New Business**

The Select Board reviewed the Zoning Bylaws, there were no major changes, and the Select Board will approve them.

**VI Old Business – none**

Dupoise made the motion to adjourn

Sweeney seconded

Discussion – none

Vote Yes- 8 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Gallott, Johnston, Sweeney)

No – 0

Abstention – 0

Motion carried

The meeting was adjourned at 9:30 PM

Respectfully Submitted By  
Karen Gallott



Tim Bouton, Chair



Jim Gallott, Vice Chair



Donna Blaise



Kathy Barrett



Steve Dupoise



Donald Johnston



Mike Sweeney



Victor Bolduc