

Town of New Haven
Application to Development Review Board

TOWN OF NEW HAVEN
RECEIVED
OCT 07 2021
TIME: _____

Parcel # 0256 Map # 15 Applicant: I own this property:

YES NO

Name: Timothy Bouton & Barbara Torian

Email: timbarb181@gmail.com Phone: (802) 989-9006

BMA
2020 DRB-~~52~~-15
SD

Address: 181 South Street, New Haven, VT 05472

Landowner: I Timothy Bouton & Barbara Torian am the legal owner of the property located at 181 South Street Described in Book 87/89 Page 659/412 of the New Haven Land Records. I acquired the property on 12/31 2018

Type of Application: Application for:

Variance Conditional Use Permit Site Plan Review Boundary Line Adjustment

Minor Subdivision (<3) Major Subdivision (> 3)

Appeal for interpretation of zoning ordinance or map.

Appeal from decision of the administrative officer.
A copy of this appeal must be filed with the administrative officer.

Application for a change of nonconforming use

Other: _____

Provision of zoning ordinance in question N/A - No zoning provisions in question.

Previous Use: Residential & Agricultural

Current Use: Residential & Agricultural

Signature of land owner   Date 10/5/2021
Timothy Bouton Barbara Torian

Signature of Applicant (in addition to owner) N/A

Fee Paid 350.00 ✓ # 235

Date of Hearing by Board _____ Application# _____

Approved _____ Denied _____ Decision _____

Conditions _____

Date of notice given to applicant _____

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants
www.barnardandgervais.com



October 6, 2021

Town of New Haven
Attn: Aaron Brown, Zoning Administrator
78 North Street
New Haven, VT 05472



Subject: Timothy Bouton & Barbara Torian, Two-Lot Subdivision, 181 South Street, New Haven – Sketch Plan Application, Required Information and Sketch Plan Drawing.

Dear Aaron:

I am writing on behalf of Timothy Bouton & Barbara Torian to formally request a Sketch Plan review for a proposed Two-Lot Subdivision relative to their existing 2.42± acre parcel located at 181 South Street, in New Haven. Timothy Bouton & Barbara Torian are proposing to subdivide the parcel to create two (2) new parcels. As a result of this subdivision, the following parcels will be created:

Lot 2 will be 1.11± acres and will include the existing garage/barn that will be converted to a 2-bedroom single-family residence that will be served by an off-site mound wastewater system located on Lot 1 and will be provided water by an off-site shared drilled well located on Lot 3.

Lot 3 will be 1.31± acres and will be improved with a 2-bedroom single-family residence that will be served by an off-site mound wastewater system located on Lot 1 and will be provided water by an on-site shared drilled well located on Lot 3.

In accordance with the Town of New Haven Subdivision Regulations, the following items are respectfully submitted:

1. Town of New Haven Application to Development Review Board.
2. Sketch Plan Review Checklist.
3. Adjoining Landowners List.
4. Drawing SK-1 – Sketch Plan, dated 10-06-2021 (2 copies).
5. Application Fee of \$350.00 (under separate cover).
 - a. \$150.00 Base fee for Minor Subdivision plus two lots @ \$100.00/lot.

Please review the included information and let me know if there are any other items that are required for the sketch plan review. In the meantime, should you have any questions or comments regarding the sketch plan application, please do not hesitate to give me a call at (802) 482-2597.

Sincerely,

Scott Baker
Project Manager/Draftsman

c: Timothy Bouton & Barbara Torian

Hinesburg: 10523 VT Route 116, P.O. Box 133, Hinesburg, VT 05461; Phone (802) 482-2597
Enosburg Falls: 167 Main Street Suite 10, P.O. Box 820, Enosburg Falls, VT 05450; Phone (802) 933-5168

DRB Sketch Plan Checklist for all Applications

- 2 copies submitted to ZA 15 days prior to DRB meeting
- Name and contact information of owner
- Neighboring residents and addresses for future notification
- Proposal sketched on a survey of the property, or in absence of a survey, sketch may be submitted on a copy from the town tax maps.
- Minimum sketch size: 11 x 17
- Vicinity map included, showing where property is located
- Sketch should include the main features of the land including:
 - General land cover (open, wooded, hedge rows, etc)
 - Features that may limit or restrict development (streams, wetlands, wet areas, mapped flood zones, ledges, steep slopes, archaeological sites, cemeteries, etc.)
 - Existing and/or proposed septic and well locations *
 - Existing and/or proposed structures and their proposed uses *
 - Existing and/or planned town and private culverts
 - Existing and/or planned roads, driveways, farm roads *
 - Existing and/or planned Rights of Way or other easements *
 - Approximate acres of each lot
 - Applicable zoning district boundaries

* Man made improvements shown on the sketch should include dimensions of improvement and distances in feet to nearest property boundary and to other existing and proposed improvements.

Sketch Plan Complete - _____

(Zoning Administrator Signature)

(Date)

Timothy Bouton & Barbara Torian
181 South Street
New Haven, VT 05472
Parcel ID # 0273

Adjoining Landowners

Ronald, Jr. & Janelle Vincent
139 South Street
New Haven, VT 05472
Parcel ID # 0274

Perry Flint & Janet Fancher
71 South Street
New Haven, VT 05472
Parcel ID # 0200000

John & Carmen Palmer
1685 Main Street
New Haven, VT 05472
Parcel ID # 0230

Justin J. Bull
PO Box 906
Richmond, VT 05472
Parcel ID # 0272

Ronald A. & Anne H. Houser
194 South Street
New Haven, VT 05472
Parcel ID # 0258

Lowell & Anne P. Nottingham 2007 Trust
166 South Street
New Haven, VT 05472
Parcel ID # 0283