

TOWN OF NEW HAVEN DEVELOPMENT REVIEW BOARD

Findings and Decision

Susan Coombs, 2479 South Street, New Haven, VT 05472

Subdivision Application No. 2022-DRB-01-SD

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of permit application #2022-DRB-01-SD, a minor subdivision application relative to an existing 21.6-acre parcel located at 2479 South Street in New Haven, Vermont (Parcel ID #0540, Map #9).
2. The Development Review Board (DRB) reviewed the sketch plan for this application on January 3, 2022, and classified it as a minor subdivision. It reviewed the subsequent application for the subdivision at a meeting held **February 7, 2022**, pursuant to the Town of New Haven Subdivision Regulations adopted and amended in July 2006, and the Town of New Haven Zoning regulations as adopted and amended August 21, 2012.
3. The following members of the DRB participated in the application review and decision:
 - Charlie Roy, Chair
 - Kathy Barrett, Vice Chair
 - Carol Charbonneau
 - Tom Fyles
 - Susan Smiley
 - Victor LaBerge
 - Don Johnston

The following member was absent from the February 7, 2022 hearing:

- Paul Audy
4. The names of other persons present and available to provide testimony:
 - Peggy Connor, Zoning Administrator
 - Susan Coombs, Lauren Higbee, Eleanor de Villier, Barbara Saylor Rodgers
 5. During the course of the hearing, the following exhibits were submitted to the DRB:
 - a. DRB application dated December 28, 2021
 - b. Subdivision plat prepared by Donald Johnston dated January 18, 2022 showing proposed 2-lot subdivision
 - c. A supplemental site map showing septic plan

These exhibits and application are on file and available by contacting the New Haven Zoning Administrator at 802-453-3516 or by email: zoningnewhaven@emavt.net

FINDINGS OF FACT

Based on the provided site plan, testimony, exhibits, and other evidence, the DRB makes the following findings:

1. This proceeding involved the minor subdivision application relative to an existing 18.95-acre parcel located at 2479 South Street in New Haven, Vermont (Parcel ID #0540, Map #9).
2. The property contains land located within the Rural Agricultural 2-Acre (RA-2) zoning district.

CONCLUSIONS:

The New Haven Development Review Board concludes that:

1. The proposed minor subdivision will result in two conforming lots.

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2. Lot 1 is proposed to be 2.65 acres on which there is an existing home, barn, silo and shed
3. Lot 2 which was previously subdivided is owned by the landowner's brother, Chris Coombs
4. Lot 3 is proposed to be 18.95 acres on which a 3-bedroom single-family dwelling will be built and owned by Susan Coombs' daughter, Lauren Higbee and partner Daniel Seals
5. It is further proposed to extend the existing driveway for access to the new homesite, withdraw 1.52 acres from current use, and continue agricultural use of the existing fields.

DECISION AND CONDITIONS

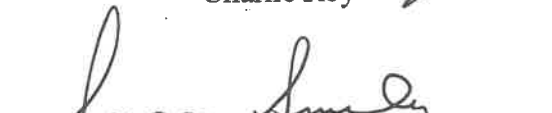
Based upon the application record, testimony, above findings, and conclusions, the DRB in a vote of 6-0, with one abstention, approves the subdivision proposed by parties Lauren Higbee and Daniel Seals as shown in the final application 2022-DRB-01-SD. The following conditions are applied to this site plan approval:

- No additional land development shall occur without prior approval.
- The applicants must submit an updated wastewater permit from the Department of Environmental Conservation
- The final mylar must show the location of the well, septic system and building envelope as discussed at the hearing
- Further development of the lot may require wastewater/potable water supply and other state or federal permits. Please contact Rick Oberkirch, Permit Assistance Specialist at the Agency of Natural Resources, for more information: (802) 282-6498 or Rick.Oberkirch@vermont.gov.
- All exhibits presented in support of application # 2022-DRB-01-SD and findings of fact as recorded in this decision are included as conditions in the granting of this approval unless otherwise amended in this approval.
- The approval of the DRB shall expire 180 days from the date of this decision unless the approved plat is duly filed and recorded in the office of the municipal clerk.


Dated at New Haven, Vermont this 7th day of February 2022


Charlie Roy


Kathy Barrett


Susan Smiley


Victor LaBerge


Tom Fyles


Carol Charbonneau

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding before the development review board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.