

5772 Ethan Allen Highway



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To newhavenzoning@gmavt.net



Tue 1/10/2023 1:00 PM

New Haven Development Review Board:

I am working with the owners of the property listed above to assess their ability to make improvements to the parcel. I seek your guidance early in the planning process so that we better understand options, identify red-flags, and understand how best to proceed to obtain town permits. Below is a brief description of the property and possible improvements.

Property: 5772 Ethan Allen Highway
Owner: McElwain 5772 RT7, LLC

We understand that the property is in a split district: RA10 and IN. It is roughly 1.8 acres with an existing single-family dwelling unit, which we understand is in the RA10 district and partially within the Route 7 right-of-way.

The owner is most interested in removing the existing structure and constructing a new two-family structure to the east, outside of the Route 7 right-of-way. The Zoning Administrator advised me that this type of project would require conditional use review, so I would appreciate your thoughts on the project, specifically:

- Does the DRB foresee any obstacles to removing and relocating the structure?
- Does the DRB foresee any obstacles to constructing a two-family structure (assuming state wastewater permits are obtained)?
- How does the DRB/ZA recommend we proceed for necessary town permits?

I appreciate your thoughts and guidance.

Respectfully,

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