

**Development Review Board Minutes
Town Office New Haven, Vermont
July 2, 2018**

ORIGINAL

Members Present: Kathy Barrett, Tim Bouton, Carol Charbonneau, Tom Fyles, Susan Smiley

Members Absent: Donald Johnston, Charlie Roy

Staff: Karen Gallott-Minute Taker; Katie Raycroft-Meyer-Zoning Administrator

Guests: Carl Cole for Armond Brisson, Eugene Charlebois, Emily Charlebois, Matt Wamsganz for Champlain Oil Company, Inc.

Kathy Barrett, Chair called the Development Review Board (DRB) meeting to order at 7:04pm.

Introductions were made.

Adjustments to the Agenda: Mylar for Recline

Public Hearing – none

Sketch Plan Reviews:

a) Armond Brisson, Quaker Village Road, 2 lot subdivision, parcel #0671-110.

Carl Cole presented tonight for Armond Brisson. Carl will provide the DRB with a letter of authorization for him to speak on Armond's behalf.

Brisson owns a lot on Quaker Village Road and would like to subdivide into 2 lots; a 9-acre and a 19-acre. One acre of the proposed 19-acres is in the town of Weybridge; thus, of the 18-acres in New Haven, there would only be 60 feet of New Haven road frontage. A possible access to this lot would be through the Weybridge land.

There was discussion concerning the floodplain and land elevation.

Both proposed lots would come under residential RA2

The 9-acre lot currently has a right -of-way through it to the abutting lot to the north. It would make sense to have access to the 9-acres using the existing right-of-way. The New Haven Selectboard would make the decision on a curb cut.

Issues to be determined are:

- Major or minor subdivision
- Is the DRB considering both proposed lots in New Haven and Weybridge
 - DRB does not feel it can make any decisions regarding the 1 acre of land in Weybridge, thus DRB will only assess a proposed 18-acre and 9-acre in New Haven
- Where is the floodplain?
- Is there adequate land outside of the floodplain to build?
 - Cole indicated that modification to topography could be done to address this concern.

Fyles made the motion to determine if this subdivision would be a minor subdivision.

Charbonneau seconded

Discussion – this would be considered a minor subdivision with one public hearing

Vote Yes – 5 (Barrett, Bouton, Charbonneau, Fyles, Smiley)

No – 0

Abstention -0

Motion carries

b) Cairns Trust Properties, 5356 Ethan Allen Highway, 2-lot subdivision, parcel #0293-000.

Matt Wamsganz presented tonight. Cairns Trust Properties owns the Jiffy Mart at the north corner of Route 7 and VT Route 17; as well as the 4.3-acres directly to the south across VT Route 17. They would like to subdivide the 4.3-acres; retaining 2.9 acres (proposed Lot #2) that currently has the wastewater system for the Jiffy Mart property. The Cairns Trust Partnership is proposing to sell the Jiffy Mart and this 2.9 acres in the future. The remaining 1.4 acres (proposed Lot #1) of the 4.3 acres would be retained by Cairns Trust Partnership.

The depth of the total 4.3-acres is +/-162 feet. Regulations call for a depth of 200 feet. Due to lack of lot depth, this entire 4.3 acres is considered a non-conforming lot.

The access to proposed Lot #1 would be off VT Route 17, with a +/-355-foot road frontage.

The DRB will look at this subdivision as a minor subdivision.

Suggestions from the DRB:

- Contact abutter to gain additional depth for the entire 4.3 acres
- Work with Zoning Administrator (ZA) to see what was previously permitted on this land
- Look at the existing status of the proposed lots and its history
- Wastewater permit for Jiffy Mart and how it is tied into this lot

Matt Wamsganz will work with the ZA regarding various options for the proposed lots and will come back to the DRB.

c) Emily Charlebois, 2962 North Street, 2 lot subdivision, parcel #0045-200.

Kathy Barrett recused herself from this discussion

Tom Fyles presided as Chair.

Emily Charlebois presented. Charlebois' currently have 10.6 acres with a residence located on North Street. They would like to subdivide 2 acres from the 10.6 acres making 2 lots. The current road frontage for the 10.6 acres is 406 feet. This frontage would be split between both lots. The newly proposed lot would use the existing driveway access.

The DRB suggested doing a new right-of-way on the existing driveway to access the proposed 2-acre lot.

Bouton made the motion to consider this as a minor subdivision.

Smiley seconded

Discussion – none

Vote Yes – 4 (Bouton, Charbonneau, Fyles, Smiley)

No – 0

Abstention -1 (Barrett)

Motion carries

Tom Fyles turned the Chair position back to Kathy Barrett.

DRB Business

1. DRB Minutes of June 4, 2018

Approval of the DRB June 4, 2018 minutes were deferred. There were not sufficient DRB members in attendance to vote.

2. Review and sign Decisions:

a) DRB 2018-06-SD, Wright Stowe Revocable Trust

Bouton made the motion to approve Findings and Decision for the Wright Stowe Revocable Trust; a 4-lot subdivision on East Street, boundary adjustment; 2018-DRB-06-SD.

Charbonneau seconded

Discussion – Fyles pointed out that when an application is approved during a meeting, why does the written Findings and Decision need approval again. Bouton explained that the written document verifies spelling and punctuation, it is also a clarification of the spoken agreement.

Vote Yes – 4 (Bouton, Charbonneau, Fyles, Smiley)

No – 0

Abstention -1 (Barrett)

Motion carries

3. Review decision compliance and/or sign final plat:

a) DRB 2018-06-SD, Wright Stowe Revocable Trust

All conditions have not been met. The plat will not be signed tonight.

b) Recline

All conditions have not been met. The plat will not be signed tonight.

4. Correspondence – none

5. Old Business – All Star/Jipner scheduled for July 16, 2018; they would like a postponement until September 17, 2018. This will be taken up at the next DRB meeting on July 16, 2018.

6. New Business – none

Fyles made the motion to adjourn

Bouton seconded

Discussion – none

Vote Yes – 5 (Barrett, Bouton, Charbonneau, Fyles, Smiley)

No – 0

Abstention -0

Motion carries

The meeting was adjourned at 8:30 PM

Respectfully Submitted By

Karen Gallott



Kathy Barrett, Chair

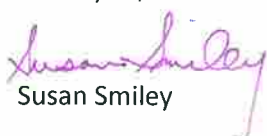
Tom Fyles, Vice Chair



Tim Bouton



Carol Charbonneau



Susan Smiley