

**Development Review Board Minutes
Town Office New Haven, Vermont
April 18, 2016**

Members & Alternate Present: Tim Bouton, Kathy Barrett, Donald Johnston, Susan Smiley, Mike Sweeney, Tom Fyles-Alternate

Members Absent: Steve Dupoise, Victor Bolduc-Alternate

Staff: Dave Wetmore, Zoning Administrator; Karen Gallott-Minute Taker

Guests: Ryan Miller, Nicole Burke, Gail Regan, Bob Regan

Tim Bouton, Chair, called the Development Review Board (DRB) meeting to order at 7:00 PM. Fyles will be a voting member this evening.

There were no adjustments to the agenda this evening.

Visitors Business – none

Public Hearing- Burke/Miller #2016DRB-02-HB, continued from 4/4/2016

The Chair indicated that he had sent an email to the VT Agency of Agriculture Food and Markets and also spoke with Stephanie Smith of the Agency regarding the Agency's interpretation of what the limitations written in statute refer to.

- Required Agricultural Practices (RAP) are exempt by statute
- Section 3 of the RAPs are exempt from statute
- The creation and preparation of foods to farm markets are exempt
- Tastings and serving to customers on the farm are not exempt and fall under Health and Labor Industry regulations

The Chair suggested that the applicants talk with the Planning Commission to discuss changes to the Town's zoning by-laws.

The applicants distributed two handouts to the DRB (1) "Supporting Excerpts from the New Haven Town Plan" and they felt that time tonight is best spent working on the Home Business part of their handout at this time. They had also talked with Stephanie Smith from the Agency of Agriculture Food and Markets. (2) A letter from Tim Short surveyor regarding elevation of the property as it relates to the Base Flood Elevation.

The Chair recessed the meeting for 25 minutes to allow everyone to read the handouts.

The meeting resumed at 7:35PM.

The DRB proceeded with the Home Business portion of the application – Educational Workshops and Classes; as outlined in the applicant's handout. Weddings were not considered a Home Business

because they would be held outside, not within the confines of the building; therefore, they are not up for discussion.

The Regan's asked if tonight's list supersedes the list presented from the April 4, 2016 DRB meeting. The DRB indicated yes.

Fyles read off the fourteen standards under Home Business in the zoning By-laws Article V, Section 504, item B.

There was discussion regarding the proposed workshops and classes and the applicants indicated that these workshops and/or classes may spill outdoors. The DRB indicated the items #3 and #4 of Article V, Section 504; item B limits the outdoor use for the applicants proposed workshops and classes.

It was decided that the applicants could use 1,000 sq. ft. within the house and can use up to 1,200 sq. ft. in an accessory building to hold workshops and classes. The applicants decided that currently they would use up to 1,200 sq. ft. within the Pole Barn, until they receive permission to building a yurt in the future.

Ingress and egress to the workshops and classes would be through the current driveway to the residence. If the applicants wanted to change this they should check in the town road commissioner to move the curb cut.

Parking was discussed and will be assigned to certain areas as shown on the map.

Signage must be approved by the town.

The hiring of additional (up to 2) employees falls under the jurisdiction of Labor and Industry. The applicants were advised to check with that VT department.

Opened for Public Comment

The Regan's expressed concern over the potential workshops and classes; and the possibility of these being held outdoors would be a major impact on their quality of life and resale value of their property.

They expressed concern regarding proposed parking would be located in P3 (on the map). The applicants indicated that P3 was a typo and it should read P4.

End of Public Comment

Sweeney made the motion to approve workshops, classes and Bed & Breakfast as a home business providing the accumulative square feet is not more than 1,000 in the house and up to 1,200 square feet in the Pole Barn (B5 on the map).

Johnston seconded

Discussion – the Bed & Breakfast is approved for up to 4 bedrooms and not to exceed the wastewater permit for up to 6 bedrooms. Parking will be located in P1, P3 and P4 for the workshops, classes and Bed & Breakfast.

Vote: Yes – 6 (Barrett, Bouton, Fyles, Johnston, Smiley, Sweeney)

No - 0

Abstention – 0

Motion Carries

The Public Hearing ended

DRB Business

1. Sketch plan reviews – none

2. Minutes

Smiley made the motion to approve the April 4, 2016 DRB minutes as presented

Fyles seconded

Discussion – none

Vote: Yes – 6 (Barrett, Bouton, Fyles, Johnston, Smiley, Sweeney)

No - 0

Abstention – 0

Motion Carries

3. Review and Sign Decisions – none

4. Review for compliance and sign final plats – none

5. Correspondence – none

6. New Business – none

7. Old Business

The DRB is still seeking applicants for 2 open positions.

Sweeney made the motion to adjourn

Barrett seconded

Discussion – none

Vote: Yes – 6 (Barrett, Bouton, Fyles, Johnston, Smiley, Sweeney)

No - 0

Abstention – 0

Motion Carries

The meeting was adjourned at 9:08 PM

Respectfully Submitted By

Karen Gallott



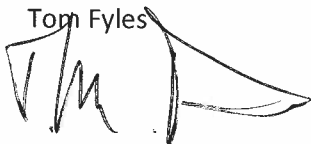
Tim Bouton, Chair

Kathy Barrett, Vice-Chair

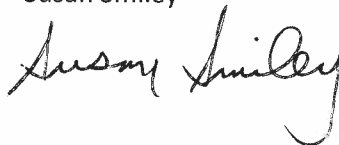


Donald Johnston, Clerk

Tom Fyles



Susan Smiley



Mike Sweeney

**New Haven, Vermont
Development Review Board**

Agenda

April 18, 2016

The New Haven Development Review Board will hold a public meeting at the Town Office on Monday April 18, 2016 at 7:00 p.m. to consider the following business:

- I. Introduction of Board Members and others
 - a. Adjustments to agenda
 - b. Visitors business-

- II. Scheduled Public Hearing(s)
 - a. 2016DRB-02-HB- by Nicole Burke and Ryan Miller, continued from 3/21/2016 and 4/4/2016

End of Public Hearing(s)

- III. DRB Business:
 - 1. Sketch plan reviews;
 - a. none
 - 2. Review minutes, make corrections, approve and sign;
 - a. April 4, 2016
 - 3. Review and sign decisions;

 - 4. Review for compliance and sign final plats;
 - a. none

 - 5. Correspondence-
 - a. TBA at meeting

 - 6. New/Old Business-

 - 7. Adjournment

Notes: Next meeting scheduled- May 2, 2016

Posted: Town Clerk Office, Village Green Market and New Haven Post Office