

**Development Review Board Minutes  
Town Office New Haven, Vermont  
May 16, 2016**

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

**Members & Alternates Absent:** Victor Bolduc-Alternate

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

**Guests:** Brent Rakowski –Otter Creek Engineering, Jon Audy, Jeff Audy, Keith Audy

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

**Visitors Business – none**

**Sketch Plan Reviews**

*a) Middlebury College – Brent Rakowski, 2 lot subdivision (SD), parcel #0162, 1003 North Street*

Brent Rakowski has written permission from Thomas Corbin, Middlebury College Assistant Treasurer to represent the President and Fellows of Middlebury College, in all matters pertaining to the subdivision and permitting of 1003 North St., New Haven.

The property located at 1003 North Street of 19.95 acres with an existing house, well and septic system was deeded to Middlebury College. Rakowski explained that Middlebury College would like to subdivide the property into two lots and put the lots up for sale. There is currently 680 feet of road frontage for the 19.95 acres, there is enough road frontage to meet requirements for a subdivision.

**Proposed Lot #1** will consist of 3.55 acres and includes the existing house, existing well and existing septic. Otter Creek will identify, design and permit a location for a replacement wastewater system  
**Proposed Lot #2** will consist of 16.4 acres with no structures. Rakowski indicated that Otter Creek Engineering will identify, design and permit locations for a well, wastewater system and road access from North Street for this lot.

The DRB sees this as a minor subdivision. The site plan should show the following:

- location of the future well on Lot #2
- curb cut from North Street as well as approval from the Town's road commissioner and the Select Board
- Set backs for Lot #2 should be shown on the site plan
- Easements identified
- Need a letter/permit from the State for acceptable wastewater location

Rakowski mentioned that Middlebury College will not be doing any development on Lot #2. Final development of the lot would be decided by the new owner of the land. Otter Creek Engineering will show the lot setback on the site plan so location of the well, wastewater and residence can be placed outside the setbacks.

Johnston made the motion to move this site plan review to a final hearing on June 6, 2016.

Fyles seconded

Discussion – none

Vote: Yes – 7 (Barrett, Bouton, Charbonneau, Fyles, Johnston, Smiley, Sweeney)

No – 0

Abstention – 0

Motion Carries

### Public Hearing

a) *Keith Audy – 2016DRB-04-HB (home business), request for a home business at 2287 River Road.*

Keith, Jon and Jeff Audy purchased Paul Audy's farm at 2287 River Road. They are currently doing a farming operation and also own a trucking company for ten years which is now located in Addison, VT.

At 2287 River Road, they are proposing to renovate the existing milking barn to accommodate an agriculture/truck maintenance shop to work on the agricultural equipment as well as the trucks within the trucking company. The Audy's are proposing to move the trucks and trucking company from Addison to the River Road location. As for the barn renovation Audy's would like to keep the barn looking like a barn so are looking at a gambrel roof style.

The trucking company hauls grain and operates a total of nine trucks; three trucks are stationed in southern Vermont. During the week the trucks are out on the road. The trucks would be on site Friday, Saturday, Sunday for servicing and repairs.

The DRB looked at Section 504 Part B of the regulations.

- Keith Audy lives in the house on the property and operates a home office for the trucking company within the house
- Jon and Jeff would be the two non-resident workers who work on site
- Of the barns 4,000 square feet; 1,200 square feet would be used for repairs on the trucking company's trucks; the remaining square footage would be used for the farm operation.
- No storage of materials on site. When the trucks are on site over the weekend, they must not be visible from the road or from adjoining properties.
- There would be on average 7 to 8 trucks and trailers on site during the weekends. During the week the trucks and trailers would be on the road.
- There is no long range plan for expansion of the business
- There would be no signage for the trucking business
- Repair work would be done by the Audy's
- There will be no customers on site
- No activity evident from offsite between the hours of 7 PM and 6AM
- The truck drivers will arrive on site in their personal cars; these cars will be parked on site and out of sight from the road and abutting properties.

The Chair mentioned some concerns he has heard regarding the trucks and if they would be loaded or unloaded. Occasionally some trucks will be loaded; the majority of trucks will be empty for the most part.

The Audy's indicated that they have a 1,000 gallon above ground tank on a concrete pad. The DRB would like to see a containment pad for this tank.

Wastewater facility access will be at the house on site.

The Audy's can proceed with the renovation of the barn at this time. The renovation has nothing to do with the home business proposal.

Barrett made the motion to continue the hearing for Keith Audy-2016DRB-04-HB, request for Home business, 2287 River Road at the next scheduled meeting of the DRB on June 6, 2016.

Smiley Seconded

Discussion: A site plan for the trucking company should be provide to the DRB for review at the next meeting showing:

- o Ingress and egress of truck traffic pattern
- o Locations where the trucks and drivers cars will be parked
- o Location of the 1,000 gallon above ground tank
- o Any outside lighting changes should be shown

Vote: Yes – 7 (Barrett, Bouton, Charbonneau, Fyles, Johnston, Smiley, Sweeney)

No – 0

Abstention – 0

Motion Carries

## End of Public Hearing

### DRB Business

#### 1. Review of minutes – May 2, 2016

Correction under (A) *a 50 foot right of way is required* was added to the minutes

Smiley made a motion to approve the May 2, 2016 DRB minutes with the correction.

Johnston seconded

Discussion – none

Vote: Yes – 4 (Bouton, Fyles, Johnston, Smiley)

No – 0

Abstention – 3 (Barrett, Charbonneau, Sweeney)

Motion Carries

#### 2. Review and Sign Decisions – none

#### 3. Review for compliance and sign final plats – none

#### 4. Correspondence

- Spring Planning Zoning Forum, June 15 at Lake Morey, DRB members are encouraged to attend training

#### 5. Old Business – none

#### 6. New Business

The Chair welcomed Carol Charbonneau as a new DRB member

Bouton indicated that he will not continue on as Chair in the new term

Barrett indicated she would step up as the new Chair

Johnston indicated he would continue on as Clerk  
Bouton indicated he would assume the role as Vice-Chair  
Sweeney made the motion to accept these nominations.  
Fyles seconded  
Discussion – none  
Vote: Yes – 7 (Barrett, Bouton, Charbonneau, Fyles, Johnston, Smiley, Sweeney)  
No – 0  
Abstention – 0  
Motion Carries

Dave Wetmore, Zoning Administrator gave a brief summary of the Environmental Court hearing with Mike Lee. No decision from the court is expected for some time yet.

Smiley indicated she and 5 others attending the recent Planning Commission (PC) meeting; asking the PC to review and add to the zoning regulations some activities that the DRB has discussed as it concerns farm to plate activities.

Fyles would like to see a PDF file of the town map and the relation to properties on the town web site.

Barrett made the motion to adjourn  
Smiley seconded  
Discussion – none  
Vote: Yes – 7 (Barrett, Bouton, Charbonneau, Fyles, Johnston, Smiley, Sweeney)  
No – 0  
Abstention – 0  
Motion Carries

The meeting was adjourned at 8:30 PM

Respectfully Submitted By:

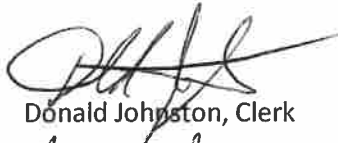
Karen Gallott



Tim Bouton, Chair



Kathy Barrett, Vice-Chair

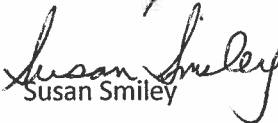


Donald Johnston, Clerk



Carol Charbonneau

Tom Fyles



Susan Smiley



Mike Sweeney