

**Development Review Board Minutes  
Town Office New Haven, Vermont  
May 2, 2016**

**Members & Alternate Present:** Tim Bouton, Donald Johnston, Susan Smiley, Tom Fyles-Alternate

**Members & Alternates Absent:** Kathy Barrett, Steve Dupoise, Mike Sweeney, Victor Bolduc-Alternate

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

**Guests:** Steve Heffernan, Tom Steady, James Manley-Pike Industries

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**

**Public Hearing – none**

**Sketch Plan Reviews**

*a) Pike Industries and Tom Steady, boundary line adjustment (BLA)*

Steady approached Pike Industries regarding a boundary line adjustment between parcels #0405 owned by Steady and #0514 owned by Pike Industries. A 30 foot right-of-way is proposed in order to access the new proposed lot to be owned by Pike Industries. *DRB acknowledged 50' ROW is required.*

Steady would like to combine the residential lot with the new lot being proposed with the boundary line adjustment.

The DRB was in favor of the proposed boundary line adjustment.

Applicants will submit a site plan for a future hearing date.

*b) Steve and Diane Heffernan, for a 2 or 3 lot subdivision at 1161 Hunt Road, parcel #0642-100.*

Parcel #0642-100 is a 13.2 acres lot, the Heffernan's are proposing either a:

- two lot subdivision comprising of Lot #1 would be 6+/- acres and Lot #2 7+/- acres
- or a three lot subdivision comprising of Lot #1 of 2.1 +/- acres; Lot #2 of 2.1+/- acres; and Lot #3 of 13.2+/- acres. The 13.2 +/- acres would include an additional 4+/- acres from Bev Landon Trust. The lot would also be accessed by a 50 foot right-of-way from Hunt Road.

The applicants are working on a septic plan. Lot configurations may change by the next meeting due to septic availability.

The DRB indicated if the applicants proceed with a three lot subdivision, the setbacks for lot #3, which is an interior residential lot; would be 100 feet.

Applicants will submit a site plan for a future hearing date.

**Other DRB Business**

**1. Minutes**

*a) April 18, 2016*

Smiley made the motion to accept the April 18, 2016 DRB minutes as presented.

Fyles seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carries

**2. Review and Sign Decisions**

*a) Burke/Miller – 2016DRB-01-HB*

Johnston made the motion to approve the Findings and Decisions as presented.

Smiley seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carries

**3. Review for Compliance and Sign Final Plats – none**

**4. Correspondence**

- Notice of work on River Road bridge
- Steve Dupoise submitted a letter of resignation from the DRB

**5. Old Business**

DRB is still looking for board members and an alternate.

**6. New Business**

The Planning Commission is holding a meeting on May 9, 2016. Bouton is planning on attending and asked DRB members if there are any issues he should bring before the Planning Commission. Some suggestions were:

Weddings - outdoor eating – indoor eating – tasting room – outdoor entertainment – outdoor activities

Smiley made the motion to adjourn

Fyles seconded

Discussion – none

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

No – 0

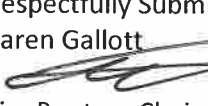
Abstention – 0


Motion carries

The meeting was adjourned at 8:35 PM

Respectfully Submitted By

Karen Gallott

  
Tim Bouton, Chair

  
Donald Johnston, Clerk

  
Tom Fyles

  
Susan Smiley