

Development Review Board Minutes
Town Office New Haven, Vermont
June 20, 2016

ORIGINAL

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

Members Absent: Mike Sweeney
Alternates Absent: Victor Bolduc

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

Guests: Beverly Landon, Rob Litch

Kathy Barrett, Chair, called the Development Review Board (DRB) meeting to order at 7:00 PM.
There were no adjustments to the agenda.

Visitors Business – none

Sketch Plan Reviews

a) Beverly Landon -2016DRB-08-BLA (Boundary Line Adjustment of 50 +/- acres) between parcels #0236-100 (Landon) and #0237-100 (Palmer)

The Palmer's (dba Misty Knoll Farm) are interested in acquiring acreage currently owned by Landon. The Landon acreage in this discussion is currently surrounded on the North, East and South sides by lands owned by Palmer. If the proposed boundary line adjustment is approved this would leave Landon with approximately 24 acres from the original 96 +/- acres; and approximately 65 to 70 acres +/- would be conveyed to the Palmer's.

Landon property would still have adequate road frontage after the boundary line adjustment.

The DRB would like to see a survey done in conjunction with the boundary line adjustment on the remaining Landon acres.

The DRB has language that is required to be put on the Mylar indicating that a new lot is not being developed with this boundary line adjustment. The Zoning Administrator will make sure the surveyor receives this wording.

End of Sketch Plan Reviews

Public Hearings – none

DRB Business

1. Minutes of June 6, 2016

Bouton made the motion to accept the DRB minutes of June 6, 2016 as presented

Fyles seconded

Discussion – none

Vote: Yes – 5 (Barrett, Bouton, Charbonneau, Johnston, Smiley)

No – 0

Abstention – 1 (Fyles)

Motion carried

2. Review and Sign Decisions:

a) Hellier and DuPont dba Stark Mountain Woodworking – amended Site Plan #2016DRB-06-SP

Bouton made the motion to approve the decision as amended

Charbonneau seconded

Discussion – none

Vote: Yes – 4 (Barrett, Bouton, Charbonneau, Smiley)

No – 0

Abstention – 2 (Fyles, Johnston)

Motion carried

b) Keith and Carol Audy, 2016DRB-04-HB (Home Business)

Smiley made the motion to accept the decision as presented

Charbonneau seconded

Discussion – none

Vote: Yes – 5 (Barrett, Bouton, Charbonneau, Johnston, Smiley)

No – 0

Abstention – 1 (Fyles)

Motion carried

3. Review for compliance and sign final plats – none

4. Correspondence

Anabarc has submitted a 45 day notice

5. Old Business - none

6. New Business

- At the June 23, 2016 Select Board meeting - Nicole Burke and Ryan Miller will be presenting a request for temporary signage for their farm, due to the bridge closure.
- At the Route 7 location for Carol’s Hungary Mind Café – DRB members brought up the recent display by Hilltop RV trailers; and by permitting Carol’s Hungary Mind Café for this site, did the DRB cancel the past permitting of Hilltop RV? The Zoning Administrator (ZA) indicated that yes by permitting Carol’s that cancelled the permitting of Hilltop. The ZA will write a letter to the land owner Jim Bourn indicating that by change of use Bourn has given up the right to sell RV’s and vehicles.
- There will be no DRB meeting on July 4, 2016. Next regularly scheduled DRB meeting will be July 18, 2016.
- As the Planning Commission is working on zoning changes; the DRB mentioned it would be nice if the Planning Commission would circulate the proposed zoning changes to the DRB.

Bouton made the motion to adjourn

Fyles seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carried

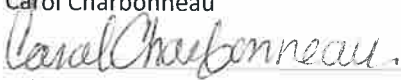
Respectfully Submitted By

Karen Gallott

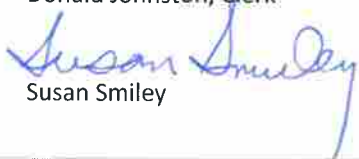

Kathy Barrett, Chair


Tim Bouton, Vice Chair

Donald Johnston, Clerk

Carol Charbonneau


Tom Fyles



Susan Smiley