

Development Review Board Minutes
Town Office New Haven, Vermont
September 19, 2016

ORIGINAL

Members Present: Kathy Barrett, Tim Bouton, Carol Charbonneau, Donald Johnston, Susan Smiley, Mike Sweeney

Alternates Absent: Victor Bolduc, Tom Fyles

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

Guests: Ryan Miller

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

Public Hearings:

A) *Continued from 8/15/2016-Application #2016DRB-09HB (Home Business) is an amendment to existing home business approval #2016DRB-02-HB pursuant to section 504B, by Nicole Burke and Ryan Miller, parcel #0704-200.*

At the August 15, 2016 DRB meeting the DRB asked for the following information with regard to the motion:

Bouton made the motion that the yurt meets the requirements for construction in the flood plain with the following conditions:

- *The State renders a positive decision within the 30 days of submission of the report to the State.*

Information from Brayton West, Regional Floodplain Manager, VT Dept. of Environmental Conservation was received by the DRB for this meeting. In summary, the letter supports the applicant's location of the yurt, as the location is above the Base Flood Elevation. The letter continued, indicating the DRB may want to consider the standards established in Sections 911 and 912 of the New Haven Zoning Bylaws with regard to the yurt's un-anchored structural supports.

The DRB felt velocity of water in the area of the yurt under flood conditions, would be minimal. But felt that some type of anchoring necessary; i.e. a) anchoring of the platform to the posts; b) anchoring of the yurt to the platform c) anchoring the platform posts to something other than the cat blocks it currently sits on - i.e. sono tubes sunken 4 feet in the ground.

Miller indicated that he didn't see velocity of water an issue in this area; more likely it would be standing water. He is not overly concerned about the structure washing or floating away. Miller indicated in the future they would like to install a wood stove in the yurt. This would require the wood stove chimney to be placed on a sono tube for stability. Installing sono tubes for anchors would accomplish both issues.

Bouton made the motion to keep the same conditions as determined at the August 18, 2016 DRB meeting and modifying these conditions to include; anchoring the yurt platform on sono tubes in at least two locations; specifically on the up steam/east side.

Smiley seconded

Discussion – Smiley asked about port-a-lets at the yurt location. Miller indicated the port-a-lets are located at the garden location which is near the yurt.

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

No – 0

Abstention – 0

Motion carries

The public hearing is closed.

Sketch Plan Reviews:

- Bouton asked about splitting his property on South Street into two, two acre parcels. He was advised to look into wastewater possibilities as a first step; before proceeding with subdividing.
- Johnston asked a question regarding the purchase of two parcels of land which are contiguous with a road going through, in one deed; is it still considered two parcels? The current owners want to conserve part of the land and keep a section out for a residence. The zoning administrator indicated that if the two lots meet the zoning requirements all that needs to be done is a boundary line adjustment.

DRB Business:

1) Minutes from August 15, 2016:

Sweeney made the motion to approve the minutes as presented.

Bouton seconded

Discussion – none

Vote: Yes – 4 (Barrett, Bouton, Johnston, Sweeney)

No – 0

Abstention – 2 (Charbonneau, Smiley)

Motion carries

2) Review and Sign Decisions: – none

3) Review for compliance and Sign Final Plats:

- a) Pike/Steady – the Mylar is to be returned to the surveyor for corrections
- b) Middlebury College – was approved and signed

4) Correspondence: – none

5) New Business:

- Smiley asked if the New Haven storage facility on Route 7 was approved to add a new storage unit. Yes, the DRB approved their expansion.
- The Select Board will hold a performance evaluation for the Zoning Administrator on October 4, 2016 from 6 to 7 PM. Members of the DRB are invited to submit in writing; or they may in person give their evaluation of the Zoning Administrator.
 - Bouton made the motion of whole hearted support of the current Zoning Administrator (Dave Wetmore). Mr. Wetmore has exhibited extreme professionalism with regards to the work performed for the DRB. There has been massive improvement in the work performed by Mr. Wetmore for the DRB since he was hired; over the unprofessional performance of past zoning administrators.

Sweeney seconded

Discussion – this endorsement was unanimously embraced by all members of the DRB

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

No – 0

Abstention – 0

Motion carries

Bouton made the motion to adjourn

Charbonneau seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 7:50 PM

Respectfully Submitted By

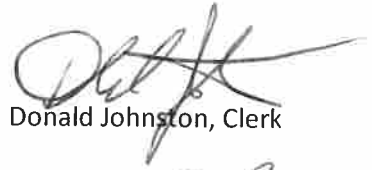
Karen Gallott



Kathy Barrett, Chair



Tim Bouton, Vice Chair



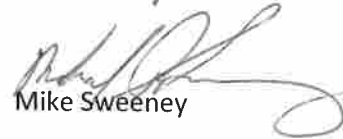
Donald Johnston, Clerk



Carol Charbonneau



Susan Smiley



Mike Sweeney