

Development Review Board Minutes
Town Office New Haven, Vermont
August 7, 2017

ORIGINAL

Members Present: Kathy Barrett, Carol Charbonneau, Tom Fyles, Donald Johnston, Charlie Roy, Susan Smiley, Mike Sweeney

Staff: Dave Wetmore-Zoning Administrator, Pam Kingman- Minute Taker

Guests: Pat Laffin

AT 7:00 PM Development Review Board (DRB) chair, Kathy Barrett called the meeting to order. DRB introductions were made.

There were no adjustments made to the agenda.

Visitors Business – none

Public Hearing

- a. *Application #2017DRB-10-NCS (non-conforming structure) is a request by Patricia Laffin to construct an addition to her existing single family home.*

Pat would like to construct a 20-ft. x 18-ft. addition to her single family home, the addition would be a two story shop/garage structure. This would be attached to the existing house via a 5 to 8 foot breezeway. The existing house window would be replaced with a door leading out to the “breezeway” to the proposed structure. The first floor of the proposed structure would be her work area with a workbench and shelving on two of the four walls. The shelving would house her articles of art that did not sell. The second story would be a loft with storage of supplies. No bedrooms or bathrooms are proposed. Though in the future a sink may be added.

The house is currently non-conforming as it sits only 35 feet from the road. Regulations require a 100 foot setback. Section 513 non-conforming will be the regulations for the DRB to reference.

Discussion regarding the attachment of the breezeway construction came up. Pat asked if the “breezeway” needed to be enclosed with a roof and walls or screens, or would a concrete walkway work. It was agreed that the connection (breezeway) should be at least covered structure connected to the house at the floor and roof areas.

The Zoning Administrator (ZA) indicated that the proposed structure doesn’t increase the non-conforming use of this property.

Barrett mentioned there is some confusion in the Zoning Regulations between Section 503 – interior lots and Section 540 - front yard setback. And it is not clear whether Pat’s property is an interior lot because it is on a private road.

- Section 503 says that interior lots that do not have frontage on a public road or public water shall have minimum requirements for all yards equal to the front yard setback.

- Section 540 indicates that front yard setback is measured perpendicular from the center of the existing public or private road. And side and rear setbacks measured perpendicular to the property boundary line.

The ZA noted that he worked with the Planning Commission on Bylaws amendments adopted in 2012. It is his opinion that the intent of the change to section 540 was to get rid of interior lots that exist on private roads by adding private roads to the required setbacks. Unfortunately the change was not made to section 503 to include private roads, as well. The ZA will work with the Planning Commission for consistency.

Fyles made the motion to approve application #2017DRB-10-NCS being an addition to a non-conforming structure. Charbonneau seconded

Discussion: the ZA confirmed the breezeway will have a roof.

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

No - 0

Abstention – 0

Motion carries

Public Hearing Closed

Sketch Plan Reviews – none

DRB Business

Minutes for July 17, 2017

Sweeney made the motion to approved the DRB minutes of July 17, 2017 as written.

Fyles Seconded

Discussion – none

Vote Yes – 6 (Barrett, Charbonneau, Fyles, Johnston, Roy, Sweeney)

No – 0, Abstention – 1 (Smiley)

Motion carries

Review and Sign Decisions

- a) #2017DRB-08-SP – amend existing Silver Maple Construction site plan.

Fyles asked that in the future any amended site plans to have application bring in the original and indicate any changes in red.

The ZA agreed as this would make it easier for discussion purposes.

Charbonneau made the motion to approve Silver Maple Construction Findings and Decision application #2107DRB-08-SP amended site plan for Silver Maple Construction. Fyles seconds. Motion approved.

Vote: Yes – 5 (Barrett, Charbonneau, Fyles, Johnston, Roy)

No – 0, Abstention – 2 (Smiley, Sweeney)

- b) #2017DRB-09-CU development in the Flood Hazard District by VT Gas

Mike Sweeney moved to approve VT Gas findings and decision, application #2017DRB-09-CU.

Charbonneau seconds.

Discussion- Fyles expressed that this application might have been avoided if VT Gas has proposed that the line cross the open agland of Elgin Springs Farm or at least there would have been no impact on stream or flood hazard area.

Motion approved.

Vote: Yes – 5 (Barrett, Charbonneau, Fyles, Roy, Sweeney)
No – 0, Abstention – 2 (Johnston, Smiley)

Review decision compliance and/or sign final plats – none

Correspondence – none

New Business

- Johnston asked if an applicant cites a dimension to a boundary, does the DRB just trust this information? In the Laffin application, ZA indicated that he observed the boundary and will often go out and try to verify the accuracy of the information submitted by the applicant.
- DRB to review Laffin decision 8/21/2017.
- The September 18th meeting- John Roleau's application for expansion of salvage yard use to include use of vehicle crusher.

Old Business – none

Charbonneau made the motion to adjourn, Fyles seconded.

Discussion – none

Vote Yes – 7 (Barrett, Charbonneau, Fyles, Johnston, Roy, Smiley Sweeney)
No – 0, Abstention – 0

Motion carries

The meeting was adjourned at 7:43 PM

Respectfully Submitted By

Karen Gallott



Kathy Barrett, Chair



Carol Charbonneau



Tom Fyles



Donald Johnston, Clerk

Charlie Roy



Susan Smiley, Vice Chair

Mike Sweeney