

TOWN OF NEW HAVEN
Development Review Board
Subdivision Review

FINDINGS AND DECISION

IN RE: Jason Robinson and Melissa Emmons Robinson
PERMIT APPLICATION #2022-DRB-16-SD

INTRODUCTION AND PROCEDURAL HISTORY:

1. This proceeding involved review of an application submitted by Jason Robinson and Melissa Emmons Robinson for subdivision approval under the Town of New Haven's Subdivision Regulations adopted and amended July 2006.
2. The application and plat were received by the zoning administrator on October 27, 2022. A copy of the application and plat are available on the town's website at: newhavenvt.com
3. On November 14, 2022, notice of a public hearing for final plat review was published in *The Addison Independent*.
4. On December 1, 2022, notice of final plat review was posted at the following places:
 - New Haven Town Offices
 - The Village Green
 - New Haven Post Office
5. On November 14, 2022, a copy of the notice of public hearing was mailed to the following owners of properties adjoining the property subject to the application:

Map/ Parcel #	Adjoining property owners	Address
5/122	Ronald and Joanne Hill	722 Burpee Rd., Bristol, VT 05443
5/112	Sara Sparling Trust	1433 Lime Kiln Rd., New Haven, VT 05472
5/81	Timothy Marcotte & Elizabeth Minor	1604 Quarry Rd., New Haven, VT 05472
5/77	John Van Hoesen & Fredric Sargent	300 Leduc Rd., New Haven, Vt 05472
5/77.30	Kevin & Jessica Breault	1385 Lime Kiln Rd., New Haven, VT 05472
5/121	Scott & Elizabeth Durkee	56 Leduc Rd., New Haven, VT 05472
5/80	John Peters & Hilary Gade	1675 Lime Kiln Rd., New Haven, VT

6. The application and plat were considered by the Development Review Board at a public hearing on December 5, 2022, under the Town of New Haven's Subdivision Regulations as adopted and amended July 2006.
7. Present at the hearing were the following members of the Development Review Board:
 - Charlie Roy, Chair
 - Kathy Barrett, Vice Chair
 - Don Johnston
 - Victor LaBerge
 - Paul Audy
 - Carol Charbonneau
 - Tom Fyles
 - Roger Hamilton
8. At the outset of the hearing the Development Review Board afforded those persons wishing to achieve status as an interested person an opportunity under 24 V.S.A.§4465(b) to demonstrate that the criteria set forth in that statute could be met.

Present: Applicants Jason Robinson and Melissa Emmons Robinson; William and Deborah Robinson

9. During the course of the hearing the following exhibits were submitted to the Development Review Board:

- DRB application dated October 27, 2022
- preliminary plat prepared by Kittredge Land Surveying dated May 2022
- revised subdivision plat showing proposed mound system dated May 2022 prepared by Seth Kittredge and Jeff Kelley Geology

These exhibits are available at the Town Offices or on the town's website at: newhavenvt.com

FINDINGS:

Based on the application, testimony, exhibits, and other evidence the Development Review Board makes the following findings:

1. This proceeding involved review of permit application #2022-DRB-16-SD, a minor two-lot subdivision as determined by the DRB on November 7, 2022, located at the corner of Quarry and Lime Kiln Roads, parcel #120, map #5.
2. The property is located in the RA-2/Flood Hazard districts as described on the Town of New Haven Zoning Map on record at the Town of New Haven municipal office and Sections 1001 and 1008 of the Zoning Bylaws.
3. Applicants seek to subdivide the 12.6+/- acre parcel currently part of the William and Deborah Robinson Trust to create Lot #1 consisting of 9.89+/- acres, and Lot #2 with 2.03+/- acres.

CONCLUSIONS:

The New Haven Development Review Board concludes that:

1. The minor two-lot subdivision as proposed will create conforming parcels as described in the specific standards for Sections 1001 and 1008.

DECISION AND CONDITIONS:

Based upon the application record, testimony, above findings, and conclusions, the DRB in a vote of 8-0 approves the two-lot subdivision proposed by Jason Robinson and Melissa Emmons Robinson for parcel #120 as depicted on the site plan and application #2022-DRB-16-SD.

The following conditions are applied to this subdivision approval:

- The applicants shall submit for approval a survey/Mylar that complies with the required minimum standards.
- Prior to or at the time of submission of the survey/Mylar, the applicants shall submit a copy of wastewater and potable water supply permit.
- Further development of either lot may require an amendment to wastewater/potable water supply and other state or federal permits. Please contact Rick Oberkirch, Permit Assistance Specialist at the Agency of Natural Resources for more information: (802) 282-6498 or Rick.Oberkirch@vermont.gov
- All exhibits presented in support of application #2022-DRB-10-SD and findings of fact as recorded in this decision are included as conditions in granting this approval.
- The approval of the DRB shall expire 180 days from the date of this decision unless the approved plat is duly filed and recorded in the office of the municipal clerk.

Dated at New Haven, Vermont, this 13th day of December, 2022.


Charlie Roy, Chair


Kathy Barrett, Vice Chair



Carol Charbonneau


Victor LaBerge


Don Johnston


Paul Audy


Roger Hamilton


Tom Fyles