

Development Review Board Minutes  
Town Office New Haven, Vermont

**ORIGINAL**

July 17, 2017

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

**Members Absent:** Susan Smiley

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

**Guests:** Sean Flynn (Silver Maple), Seth Goddard, Tim Vachereau, Diana Camaini (VT Gas)

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.  
**visitor's business** – none

**Public Hearing**

a) *Application 2017DRB-08-SP amend existing Silver Maple Construction site plan #2014DRB-05-SP/PUD*  
Sweeney recused himself from this hearing.

Sean Flynn presented tonight. He mentioned that parking was the major issue. The original proposed parking area has significant ledge outcroppings in the area. Silver Maple Construction (SMC) would like to move the parking for 15 spaces to be located on the east side of the existing storage building, 2 spaces located at the house (which is currently being used for office space) and 4 spaces located to the west of the existing storage building. SMC currently has 28 employees. Six employees work at this site. Majority of employees show up briefly before they go to their job site.

The existing house currently used for office space they would like to continue using the entire house as office space. The back end of the house is rental property. SMC would like to keep the rental option open as they eventually upgrade this area. Future thoughts would be SMC would occupy this area as office space.

The driveway access from River Road would be made wider (60') to accommodate delivery trucks. The New Haven Road Commissioner (Roleau) has approved the removal of the hedgerow to the north and west side of the property to increase sightlines for both oncoming traffic and SMC drivers.

Barrett asked if would be helpful to alter the contour of the lawn slope along River Road to help improve sight lines. SMC indicated that may be a possibility, but they don't want to damage the root structure of the existing trees.

Landscaping will be as noted in the original site plan.

The hours of operation will not change from the original site plan. 7:00 am to 5:00 pm Monday to Friday with up to 10 Saturday's per calendar year.

There are 1 to 2 tractor trailer deliveries for stocking materials per week. Future thoughts SMC would like to see 3 to 4 per week.

Signage needs approval from the Zoning Administrator (ZA)

EastView is a temporary occupant in the existing storage shed on a month to month basis. They do use office space within the house.

**Future planning:** the plan called for two proposed future additions to the workshop, one 24 x 24 and one 40 x 60 for additional office space. As the office space will continue in the house, these proposed additions would then be for additional workshop space. The current shed located to the east of the property would eventually be replaced with a larger 32 x 20 shed.

The ZA mentioned that RA10 and the Highway Commercial districts bisects the property on the east side. The intent of the bylaws (this hasn't been approved yet) is to move the Highway Commercial line to the back of the property line. Further development of the shed should be delayed until this change is approved.

**Opened for Public Comment – no comments – Public Comment Closed**

Johnston made the motion to approve the amended 2017DRB-08-SP as presented with the following condition:

- No proposed expansion of the non-conforming shed can be made until the highway commercial bylaws can be changed and finalized in the Town Plan.

Charbonneau seconded

Discussion – none

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

No – 0

Abstention – 1 (Sweeney)

Motion carries

*b) Application 2017DRB-09-CU (Conditional Use) development in the Flood Hazard District by VT Gas*

Barrett asked the DRB members is they would like her to recuse herself because of her position on the Selectboard. DRB members and VT Gas personnel had no issue with her remaining as Chair for this hearing. Johnston recused himself from this hearing.

VT Gas is proposing a 6 inch distribution line to serve the town of New Haven. The line will begin at the main location on the south side of Plank Rd extending east to North St, then head south to RT 17 branching off to go westerly on Route 17, easterly along Rte. 17 to the New Haven/Bristol town line; and southwest on Town Line Rd.

The proposed pipeline would have two crossings on Little Otter Creek, one along Plank Rd and one at North Street. The river corridor defined by the State of VT, requires VT Gas to install the pipeline 10 feet below the bottom of the existing stream bed all along the river corridor.

The work through the Flood Hazard are will be 3 to 4 feet deep until ledge is encountered then it will be shallower. After the ledge, it will drop back to 3 to 4 feet deep.

All work will be below grade and this will not change the water nor the water flow of the Little Otter Creek.

Because this work is in the flood hazard area the state reviewed this proposal and VT Gas felt the town should also have the opportunity to review the proposal.

Roy made the motion to approve application 2017DRB-09-CU through the flood hazard area at 10 feet below grade. Applicant will follow all State requirements.

Sweeney seconded

Discussion – none

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

No – 0

Abstention – 1 (Johnston)

Motion carries

Public Hearing is closed for these applications at 7:45 PM

**RB Business**

**1. Minutes**

Johnston made the motion to approve the DRB minutes for June 19, 2017 as presented.

Charbonneau seconded

Discussion – none

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

No- 0

Abstention -0

Motion carries

**2. Review and sign decisions:**

a) #2017DRB-07-SD – final 2 lot minor subdivision by Gayle Forbes and Linda Schmidt.

Sweeney made the motion to approve the Findings and Decision for application 2017-DRB-07-SD as presented.

Fyles seconded

Discussion – none

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

No – 0

Abstention – 1 (Barrett)

Motion carries

**3. Review decision Compliance and/or sign final plat – none**

**4. Correspondence**

a. Madden letter regarding the validity of the cited town plan

**5. New Business - the next DRB meeting will be August 7, 2017**

**6. Old Business – none**

Roy made the motion to adjourn

Johnston seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 7:55 PM

Respectfully Submitted By

Karen Gallott



Kathy Barrett, Chair



Don Johnston, Clerk



Carol Charbonneau



Tom Fyles



Charlie Roy



Mike Sweeney