

Development Review Board Minutes
Town Office New Haven, Vermont
May 15, 2017

ORIGINAL

Members Present: Kathy Barrett, Carol Charbonneau, Tom Fyles, Donald Johnston, Susan Smiley, Mike Sweeney
Members Absent: Charlie Roy
Staff: Dave Wetmore, Zoning Administrator & Karen Gallott-Minute Taker
Guests: Pat Palmer, Gayle Forbes, Linda Schmidt, Nathaniel Vandal

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

- a) *Adjustments to the agenda – DRB will need to appoint a vice-chair for a portion of this evenings meeting.*
- b) *Visitors Business – none*

Public Hearing:

a) *2017DRB-06-SD (subdivision) Pat Palmer SD and Boundary Line Adjustment (BLA) continued from 5/1/2017*
Donald Johnston recused himself from the Palmer hearing.

Johnston presented this evening for the Palmer's. The lots under discussion are located on Hunt Road north of the current Palmer property. The Palmer's recently purchased parcel #0700-000 a 1.09 acre lot with an existing residence and are proposing a boundary line adjustment to create a new Lot #2 of 2.02 acres with more road frontage and to reconfigure the boundaries of parcel #0700-000

The Palmer's would like to exchange 7,377 sq. foot of land from Lot #2 to residential parcel #0700-000 – an equal exchange so there would be no change of acreages. Road frontage would be met for both lots. Parcel #0700-000 currently is a non-conforming lot. The proposed boundary line adjustment makes an overall improvement of lot #0700-000 and the shed currently located on this lot would meet the setback requirement.

The proposed Lot #2 would have a 60 foot wide easement for access to Lot #1. This easement would also serve as access to the proposed septic for Lot #2 which would be located on Lot #1.

There would be a common driveway access for both Lot #1 and Lot #2.

The Chair indicated that the DRB needs to decide if parcel #0700-000 should become a 2 acre parcel to conform to zoning along Hunt Road, or not.

Charbonneau mentioned that she originally opposed the plan that was presented at the December 5,2016 DRB meeting; she now appreciates the adjustments made and would not object to make a motion to accept the boundary line adjustments and subdivision.

Charbonneau made the motion to accept 2017DRB-06-the boundary line adjustments and subdivision with the condition that acceptable wastewater permit for Lot #2 is approved by the State.

Sweeney seconded

Discussion – Palmer's will need to work the with Select Board regarding the driveway access

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

No- 0

Abstention – 1 (Johnston)

Motion carries

Public Hearing closed at 7:22 PM

Sketch Plan Reviews

a) Forbes/Schmidt- 2 lot proposed subdivision for parcel #0595

Kathy Barrett, Chair, recused herself from this sketch plan review and left the room.

Susan Smiley will be acting Vice-Chair.

Nathaniel Vandal presented tonight for Forbes and Schmidt.

Forbes/Schmidt currently own 70.59 acres (Parcel #0595) located on the east side of Field Days Road. They would like to do a 2 lot subdivision creating a new lot of 29.47 acres and reducing the acreage on Parcel #0595 to 41.12 acres. There would be a 50 foot right-of-way created across the Forbes/Schmidt property to the proposed newly created interior lot.

The Zoning Administrator (ZA) indicated that the DRB needs to treat this sketch plan only as a 2 lot minor subdivision. Green Peak Solar will need to comply with all zoning regulations for this land and area.

Fyles made the motion to accept the Sketch Plan for parcel #0595 as a minor 2 lot subdivision.

Johnston seconded

Discussion – none

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

No- 0

Abstention – 1 (Barrett)

Motion carries

Smiley stepped down as acting Vice-Chair and Barrett resumed the roll as Chair

DRB Business

1. Minutes

Smiley made the motion to accept the May 1, 2017 DRB minutes as presented.

Charbonneau seconded

Discussion – none

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

No- 0

Abstention – 0

Motion carries

2. Review and Sign Decisions:

a) 2017DRB-04-SD, Tire Barn Realty Trust, 2-lot Subdivision

Sweeney made the motion to approve the Findings and Decisions for 2017DRB-04-SD as presented.

Smiley seconded

Discussion – none

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

No- 0

Abstention – 0

Motion carries

b) 2017DRB-05-SP, Tire Barn Realty Trust, amended site plan

Smiley made the motion to approve the Findings and Decision for 2017DRB-05-SP as presented.

Charbonneau seconded

Discussion – none

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

No- 0
Abstention – 0
Motion carries

3. Review Decision Compliance and/or Sign final Plats – none

4. Correspondence:

Vermont League of Cities & Towns, June 7 2017, spring Planning & Zoning Forum

5. Old Business – none

6. New Business – Election of officers:

Chair – Smiley nominated Kathy Barrett, Charbonneau seconded. All DRB members voted in favor. Barrett accepted.

Vice-Chair – Johnston nominated Susan Smiley, Charbonneau seconded. All DRB members voted in favor. Smiley accepted.

Clerk – Smiley nominated Donald Johnston, Fyles seconded. All DRB members voted in favor. Johnston accepted.

Fyles made the motion to adjourn

Smiley seconded

Discussion – none

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

No- 0

Abstention – 0

Motion carries

The meeting was adjourned at 8:05 PM

Respectfully Submitted By

Karen Gallott



Kathy Barrett, Chair



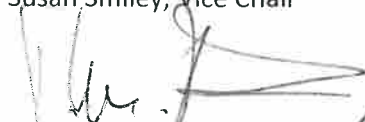
Susan Smiley, Vice Chair



Donald Johnston, Clerk



Carol Charbonneau



Tom Fyles



Mike Sweeney