

**Development Review Board Minutes
Town Office New Haven, Vermont
June 4, 2018**

ORIGINAL

Members Present: Tim Bouton, Carol Charbonneau, Tom Fyles, Donald Johnston, Charlie Roy

Members Absent: Kathy Barrett, Susan Smiley

Staff: Karen Gallott-Minute Taker
Katie Raycroft-Meyer-Zoning Administrator

Guests: Roger Stowe (for 2018DRB-06-SD/Wright Stowe Revocable Trust), Curtis Swartzentruber (for 2018DRB-06-SD/Wright Stowe Revocable Trust), Jason Barnard of Barnard & Gervais (for 2018DRB-06-SD/Wright Stowe Revocable trust)

Tom Fyles, Vice Chair called the Development Review Board (DRB) meeting to order at 7:00pm.

Introductions were made.

Adjustments to the Agenda:

Additional decisions to be reviewed and signed:

David & Sarah Peck a 2-lot subdivision

Town of New Haven and New Haven School District boundary line adjustment

Visitors Business: none

Public Hearings:

a) 2018DRB-06-SD: Wright Stowe Revocable Trust; a 4-lot subdivision on East Street, Final Plat.

Johnston recused himself from this hearing.

Jason Barnard, Licensed Designer with the State of Vermont Department of Environmental Conservation, presented tonight and explained the subdivision layout and the existing stormwater runoff and flow for lots #1 and #10 as designed by Green Mountain Engineering about 15 years ago. Barnard went on to explain the septic design and water flows for lot #11. Stormwater from lot #11 will flow north.

Public Comment Opened

Curtis Swartzentruber mentioned his concern about the amount of water running over his land, would it saturate the ground and contaminate their water table? Eventually they would like to pasture animals on their land. Jason explained the soil types and the design of the wastewater system for Lot #11, because of the soil types, Jason was not concerned about contamination of Swartzentruber's water table.

Public Comment Closed

Johnston indicated the corner pins have been set for the site. The site work is complete.

The DRB did a site visit at 6 PM this evening and they observed:

- The corner pins were set
- The group entered lot #11 and walked toward the swale
- Observed and located the septic area on lot#11
- Observed multiple tire marks on lot #11
- Walked up to the proposed house site on Lot #11

Roy made the motion to approve 2018DRB-06-SD, Wright Stowe Revocable trust a 4-lot subdivision on East Street, final plat as presented.

Charbonneau seconded

Discussion

- A hard copy of the site plan is needed
- The wastewater permit is currently under review by the State; will need an approved permit before the DRB can sign off on the Findings and Decision
- Mylar is needed

Vote: Yes – 4 (Bouton, Charbonneau, Fyles, Roy)

No – 0

Abstention – 1 (Johnston)

Motion carries

Upon receipt of the wastewater permit a decision can be approved. Once the decision is approved, a 30 day appeal period begins.

Bouton made the motion to close the public hearing on application 2018DRB-06-SD, Wright Stowe Revocable trust a 4-lot subdivision on East Street, final plat.

Roy seconded

Discussion – none

Vote: Yes – 4 (Bouton, Charbonneau, Fyles, Roy)

No – 0

Abstention – 1 (Johnston)

Motion carries

Sketch Plan Reviews – none

DRB Business

1. Minutes

Bouton made the motion to approve DRB minutes of May 21, 2018 as presented.

Charbonneau seconded

Discussion – none

Vote: Yes – 4 (Bouton, Charbonneau, Fyles, Johnston)

No – 0

Abstention – 1 (Roy)

Motion carries

2. Review and Sign Decisions:

a) 2018DRB-02CU (conditional use)- Mitchell.

The Zoning Administrator (ZA) presented a revised final plan prepared by the Mitchell's. The ZA has not confirmed these changes, she will go to the property tomorrow (6/5/2018) to verify the changes.

Bouton made the motion to approve the Findings and Decisions as presented

Roy seconded

Discussion – Bouton was concerned that there still wasn't adequate parking on site for the number of students/parents.

Bouton requested the ZA to confirm the 20 x 60 parking area when she visits the site on 6/5/2018)

Vote: Yes – 4 (Bouton, Fyles, Johnston, Roy)

No – 0

Abstention – 1 (Charbonneau)

Motion carries

b) 2018DRB-03-BLA (boundary line adjustment) Town of New Haven and the New Haven School District at 70 North Street as approved by voters, March 6, 2018.

Charbonneau made the motion to approve the Findings and Decisions as presented, and to allow the absent DRB member (Smiley) to sign later.

Bouton seconded and concurred with allowing the absent DRB member to sign the Findings and Decisions at a later day and time.

Discussion – none

Vote: Yes – 4 (Bouton, Charbonneau, Fyles, Roy)

No – 0

Abstention – 1 (Johnston)

Motion carries

c) 2018DRB-05-SD (subdivision) David and Sarah Peck, a 2-lot subdivision at 4170 Munger Street.

Johnston made the motion to approve the Findings and Decisions as presented.

Bouton seconded

Vote: Yes – 4 (Bouton, Charbonneau, Fyles, Johnston)

No – 0

Abstention – 1 (Roy)

Motion carries

3. Review decision compliance and/or sign final plat

2018DRB-03-BLA (boundary line adjustment) Town of New Haven and the New Haven School District at 70 North Street as approved by voters, March 6, 2018. The Mylar will be signed after the 4th DRB member (Smiley) approves and signs the Findings and Decision.

4. Correspondence

May 10, 2018 packet from John Madden

5. Old Business – none

6. New Business

The ZA mentioned possible upcoming events:

- Rental of the former Sapphire property off Dog Team Road to Head Start.
- Green Pasture Meats – parking the mobile slaughter trailer and truck at the Route 7 property.

Charbonneau made the motion adjourn

Roy seconded

Discussion – none

Bouton seconded

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

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 8:10 PM

Respectfully Submitted By


Karen Gallozz


Tom Fyles, Vice Chair


Donald Johnston, Clerk


Tim Bouton


Carol Charbonneau


Charlie Roy