

Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
HYBRID Public Meeting
Monday, December 16, 2024
Meeting Minutes

DRB Members Present:

In person: Charlie Roy, Kathy Barrett, Paul Audy, Victor LaBerge.

Remote: Tom Fyles, Carol Charbonneau

Staff Present:

Peggy Connor, Zoning Administrator, Minutes

Visitors Present:

Applicants John Van Hoesen, Frederic Sargeant (remote), Atty. Benj Putnam

Call to Order:

DRB Chair Charlie Roy called the meeting to order at 7:00 p.m.

I. Adjustments to Agenda:

None.

II. Visitors Business

None.

III. Sketch Plan Review: Application #2024-DRB-23-SK submitted by John Van Hoesen and Frederic Sargeant for a proposed subdivision located at 300 Leduc Road, per Section 920 of the New Haven Zoning and Subdivision Regulations

Attorney Benj Putnam reviewed the subdivision application on behalf of property owners John Van Hoesen and Frederic Sargeant:

- Applicants propose to subdivide their existing 20-acre parcel at 300 Leduc Road into two parcels: Lot 2 consisting of 16.7 acres, and Lot 3 consisting of 3.3 acres, as shown on the survey plat dated August 27, 2024. John Van Hoesen noted that Lot 1 was originally part of a larger parcel divided years ago by previous owners Brett and Carol Schreiber.
- The majority of Lot 2 is in the RA-2 district, with the portion farthest from the public roads located in the RA-10 zoning district. Lot 3 is entirely within the RA-2 zoning district.
- Lot 2 will have frontage of 420 feet, and Lot 3 will have frontage of 246 feet along Lime Kiln Road.
- Survey plat shows that Lot 3 is entirely within the minimum lot depth for the RA-2 zoning district of 600 feet, and Lot 2 is in excess of the minimum lot depth of 700 feet for the RA-10 zoning district.
- The existing house complies with all required setbacks, and the new line between Lots 2 and 3 will be several hundred feet from the house.
- Access to Lot 2 will be by way of its current location over the existing driveway from Leduc Road. Access to Lot 3 will be from Lime Kiln Road on an existing curb cut.
- No shared roadways or easements will be required.
- Each lot will have its own well and wastewater system located solely on that lot, without the need for any easements.
- Applicants will apply for a state wastewater permit for the subdivision.

Kathy Barrett moved to classify application #2024-DRB-23-SK as a minor subdivision; Victor LaBerge seconded. Motion carried with 6 members in favor (C. Roy, K. Barrett, T. Fyles, V. LaBerge, C. Charbonneau, P. Audy), 0 opposed. **MOTION PASSED.**

Final plat approval and review tentatively scheduled for January 20, 2025.

Town of New Haven
Development Review Board
Meeting Minutes – December 16, 2024

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IV. Approval of December 2, 2024 DRB meeting minutes

Victor LaBerge moved to approve the December 2, 2024 DRB meeting minutes; Kathy Barrett seconded. Motion carried with 6 members in favor (C. Roy, K. Barrett, T. Fyles, C. Charbonneau, V. LaBerge, T. Fyles), 0 opposed. **MOTION PASSED.**

Adjourn

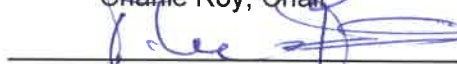
Victor LaBerge moved to adjourn; Paul Audy seconded. Motion carried with 6 members in favor (K. Barrett, C. Charbonneau, C. Roy, V. LaBerge, T. Fyles, P. Audy), 0 opposed. **MOTION PASSED.**

Meeting adjourned at 7:15 p.m.

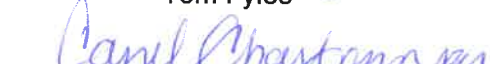
Respectfully submitted,
Peggy Connor




Charlie Roy, Chair




Tom Fyles




Carol Charbonneau



Kathy Barrett, Vice Chair



Victor LaBerge



Paul Audy

New Haven, Vermont Development Review Board

Agenda

December 16, 2024

78 North Street, New Haven, VT 05472 | **Remote Attendance Available**

Pursuant to 24 VSA 117, the New Haven Development Review Board will hold a public meeting on Monday, December 16, 2024, at 7:00 p.m. to consider the following business:

- I. Adjustments to Agenda
- II. Visitors' Business
- III. Sketch Plan Review: Application #2024-DRB-23-SK submitted by John Van Hoesen and Frederic Sargeant for a proposed subdivision located at 300 Leduc Road, per Section 920 of the New Haven Zoning and Subdivision Regulations
- IV. Approval of December 2, 2024 DRB Meeting Minutes
- V. Adjourn

To join meeting remotely via Zoom:

<https://zoom.us/j/98142119190?pwd=U0pFdDQ2a1ZRZzVCRkN4ZGcyYUF3dz09>

Meeting ID: 981 4211 9190

Passcode: 4jYbTA

Posted: 12/12/2024 at the Village Green Market, New Haven Post Office, and New Haven Town Office

