

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

DRAFT

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.

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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

Kathy Barrett, Vice Chair

Tom Fyles

Victor LaBerge

Carol Charbonneau

Paul Audy