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Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
REMOTE Public Meeting
Monday, December 20, 2021
Meeting Minutes

DRB Members Present:

In Person: Charlie Roy, Paul Audy

Remote: Tom Fyles, Kathy Barrett, Carol Charbonneau, Susan Smiley

ABSENT:

Victor LaBerge, Don Johnston

Staff Present:

Peggy Connor, Zoning Administrator, Minutes

Visitors Present via Remote:

Paula Roeloffs

Call to Order:

DRB Chair Charlie Roy called the meeting to order at 7:05 p.m.

I. Adjustments to Agenda:

ZA Peggy Connor advised that applicants Tim Bouton and Barbara Torian have requested a second continuance.

II. Visitors' Business:

None.

III. Hearing: #2021-DRB-16-SD Roeloffs Application for a 2-lot subdivision of an existing 44.9-acre parcel on Field Days Road

ZA Peggy Connor noted that the Roeloffs application had been approved as a minor subdivision at the DRB meeting October 18, 2021.

Paula Roeloffs advised that the mylar map drawn by Kittredge Land Surveying had been submitted earlier in the day (now available on the Town's website), and that she had also provided plans for a 2-bedroom pre-fab house to be built on the 44.9-acre lot, located in the RA-2 zoning district, to be served by a new on-site well and mound system. Paula added that a garage may be constructed in the future and that the property is now in current use but will be withdrawn from the program next year.

Following discussion and review of the survey and mound system maps, DRB members concluded that the proposal conforms with the Town's zoning regulations. Kathy Barrett moved to approve the minor subdivision subject to compliance with all State wastewater provisions; Susan Smiley seconded.

Roll call vote: Yes - 6 (Roy, Barrett, Charbonneau, Fyles, Smiley, Audy)

No - 0

MOTION PASSED

IV. Postponed Hearing from December 6, 2021: #2021-DRB-15-SD Bouton-Torian application for a 2-lot subdivision of existing 2.42+/- acre parcel located at 181 South Street

Susan Smiley moved to continue the subdivision hearing for the Bouton-Torian application #2021-DRB-15-SD until January 3, 2022; Kathy Barrett seconded.

Roll call vote: Yes - 6 (Roy, Barrett, Charbonneau, Fyles, Smiley, Audy)

No - 0

57 **MOTION PASSED**

58
59 **V. Continued Hearing from December 6, 2021: #2021-DRB-16-SK Roleau application**
60 **for a variance re: 10' chain link fence on north side of junkyard located at 90**
61 **Town Hill Road**

62 Following consultation with Town Attorney Cindy Hill on December 14, 2021, ZA Peggy Connor
63 advised that it was Attorney Hill's opinion that the non-conforming use of a 10' fence is similar to
64 what had previously existed and therefore requires only a building permit, not a variance. Kathy
65 Barrett moved that the DRB take no action on the application and to authorize the zoning
66 administrator to issue a building permit; Susan Smiley seconded.

67 **Roll call vote: Yes - 6 (Roy, Barrett, Charbonneau, Fyles, Smiley, Audy)**

68 **No – 0**

69 **MOTION PASSED**

70

71 **VI. Approval of Minutes for October 18, 2021**

72 Carol Charbonneau moved to approve meeting minutes for October 18, 2021; Tom Fyles
73 seconded.

74 **Roll call vote: Yes - 6 (Roy, Barrett, Charbonneau, Fyles, Smiley, Audy)**

75 **No – 0**

76 **MOTION PASSED Minutes approved as presented.**

77

78 **Approval of Minutes for December 6, 2021**

79 Carol Charbonneau moved to approve meeting minutes for December 6, 2021; Susan Smiley
80 seconded.

81 **Roll call vote: Yes – 5 (Roy, Charbonneau, Fyles, Smiley, Audy)**

82 **No – 0**

83 **Abstention – 1 (Barrett)**

84 **MOTION PASSED Minutes approved as presented.**

85

86 **ADJOURNMENT**

87 Susan Smiley moved to adjourn; Tom Fyles seconded.

88 **Roll call vote: Yes - 6 (Roy, Barrett, Charbonneau, Fyles, Smiley, Audy)**

89 **No – 0**

90 **MOTION PASSED**

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92 **MEETING ADJOURNED AT 7:35 p.m.**

93

94 Respectfully submitted,

95 Peggy Connor

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99 Charlie Roy, Chair

Kathy Barrett, Vice Chair

Carol Charbonneau

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103 Tom Fyles

Susan Smiley

Paul Audy