

Town of New Haven  
DEVELOPMENT REVIEW BOARD MEETING  
HYBRID Public Meeting  
Monday, December 4, 2023  
Meeting Minutes

**DRB Members Present:**

Kathy Barrett, Victor LaBerge, Paul Audy (in person); Roger Hamilton, Carol Charbonneau, Tom Fyles (remote)  
*Absent:* Don Johnston, Charlie Roy

**Staff Present:**

Peggy Connor, Zoning Administrator, Minutes

**Visitors Present:**

Applicants Ronald and Patricia Gagnon

**Call to Order:**

Vice Chair Kathy Barrett called the meeting to order at 7:00 p.m.

**I. Adjustments to Agenda:**

None.

**II. Visitors Business**

None.

**III. Permit #2023-DRB-12-BLA: Ronald and Patricia Gagnon are requesting a boundary line adjustment in connection with a .91-acre parcel located at 1229 Main Street in the Neighborhood Commercial zoning district**

Patricia and Ronald Gagnon own two adjoining parcels, Lots #210 and #211 at 1229 Main Street. Their neighbor, Tucker Dike, would like to purchase Lot #210; however, the Gagnons recently learned that their garage built some 20 years ago straddles the boundary line between lots #210 and #211; therefore, they are requesting the boundary line be moved to the west to include the garage on Lot #211, prior to selling Lot #210.

Tom Fyles noted that the survey notes appear to be incorrect regarding the parcel sizes upon approval of the boundary line adjustment. He noted that the Gagnon house lot (#211) would increase in size after the boundary line adjustment, and that Lot #210 would decrease. The correct language should therefore read:

Lot #211:        +/-0.57 acres before boundary adjustment  
                     +/-0.71 acres after boundary adjustment

Lot #210:        +/-0.43 acres before boundary adjustment  
                     +/-0.29 acres after boundary adjustment

Tom also asked if a variance would be required for the non-conforming lot in the Neighborhood Commercial district. Kathy Barrett noted that a variance is not required, as pre-existing non-conforming lots, the boundary line adjustment will result in the continuation of two non-conforming lots.

Tom Fyles moved to accept the boundary line adjustment as presented, with the condition that the verbiage on the plat be corrected regarding acreage; Paul Audy seconded.

**MOTION PASSED:**

**6 - Yes (R. Hamilton, T. Fyles, C. Charbonneau, V. LaBerge, P. Audy, K. Barrett)**

**0 - No**

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**IV. Close Hearing on Permit #2023-DRB-12-BLA**

Victor LaBerge moved to close the hearing on Permit #2023-DRB-12-BLA: Paul Audy seconded.

**MOTION PASSED:**

**6 - Yes (R. Hamilton, T. Fyles, C. Charbonneau, V. LaBerge, P. Audy, K. Barrett)**

**0 - No**

**V. Approval of July 3, 2020 DRB meeting minutes**

DEFERRED for lack of quorum of those present at the July 3, 2023 meeting.

**Approval of October 16, 2023 DRB meeting minutes**

Paul Audy moved to approve meeting minutes for October 16, 2023; Roger Hamilton seconded.

**MOTION PASSED:**

**5 – Yes (R. Hamilton, T. Fyles, C. Charbonneau, P. Audy, K. Barrett)**

**0 – No**

**1 – Abstention (V. LaBerge)**

**VI. Adjourn**

Tom Fyles moved to adjourn; C. Charbonneau seconded.

**MOTION PASSED:**

**6 - Yes (R. Hamilton, T. Fyles, C. Charbonneau, V. LaBerge, P. Audy, K. Barrett)**

**0 – No**

Meeting adjourned at 7:20 p.m.

Respectfully submitted,  
Peggy Connor

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Kathy Barrett, Vice Chair

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Paul Audy

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Carol Charbonneau

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Roger Hamilton

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Tom Fyles

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Victor LaBerge