

**Development Review Board Minutes  
Town Office New Haven, Vermont  
December 5, 2016**

**Members Present:** Kathy Barrett, Tim Bouton, Carol Charbonneau, Mike Sweeney,  
Tom Fyles-Alternate

**Absent:** Members: Donald Johnston & Susan Smiley; Alternate- Victor Bolduc

**Staff:** Dave Wetmore, Zoning Administrator & Karen Gallott-Minute Taker

**Guests:** Patrick Palmer

Kathy Barrett, Chair, called the Development Review Board (DRB) meeting to order at 6:55 PM.  
Alternate Fyles will be a voting member tonight.

**Adjustments to the agenda** - none

**Visitors Business** – none

**Public Hearings** - none

**Sketch Plan Reviews:**

*a) Application #2016DRB-11-SD is a request for sketch plan review and boundary adjustment between parcels #0698-200 and #0700 on map #12; And then a 2 lot subdivision of parcel #0698-200 by Patrick, Catherine and Michael Palmer.*

Palmer indicated he owns 44 +/- acres which has 89 feet of road frontage. Lot #0700 is +/- one acre and is a legal non-conforming lot that has 500 feet of road frontage. Palmer purchased lot #0700. Now Palmer would like to do a boundary line adjustment between his 44 +/- acres and his newly purchased Lot #0700. This boundary line adjustment to the west on Lot #0700 would not give any additional acreage to Lot #0700 and the lot would remain +/- one acre and still be non-conforming. Palmer would like to create a 60 foot Right-of-Way on the north side of Lot #0700, so he could access the 44 +/- acres.

Then Palmer would like to subdivide and create a new lot (lot #2) that would be 2 acres with 200 feet of road frontage.

DRB questioned that since Palmer has the acreage, why doesn't he make lot #0700 a 2 acre conforming lot.

A poll of the DRB showed 2 members had no problem keeping lot #0700 the same size but with the boundary line adjustment this would give more feet from the buildings to the boundary line, thus making the lot less non-conforming. Two DRB members were in agreement that since there is adequate land lot #0700 should be made a 2 acre lot and then it would be conforming.

Palmer will take tonight discussion to thought.

**DRB Business**

**1. Minutes** – November 7, 2016

There was one correction made in paragraph two. The wording "least" was inserted and now the sentence reads...after adjustment, at least 500 feet...

Sweeney made the motion to approve the November 7, 2016 minutes with this correction.  
Charbonneau seconded

Discussion – none

Vote: Yes – 5 (Barrett, Bouton, Charbonneau, Fyles, Sweeney)

No – 0

Abstention – 0

Motion carries

**2. Review and Sign Decisions:**

*a) Beverly Landon – application #2016DRB-08-BLA (boundary line adjustment)*

The Zoning administrator indicated that the surveyor made all the corrections as requested by the DRB on the plat.

Charbonneau made the motion to approve the decision as presented

Bouton seconded

Discussion – none

Vote: Yes – 5 (Barrett, Bouton, Charbonneau, Fyles, Sweeney)

No – 0

Abstention – 0

Motion carries

**3. Review for compliance and sign final plat – none**

**4. Correspondence – none**

**5. Old Business:**

The office is looking into the installation of the projector and for budgeting purposes this would be considered office equipment.

**6. New Business:**

- Zoning Administrator indicated that Mr. Madden would like enforcement action taken on the new construction of the former Horn property.
- The next scheduled meeting for the DRB would be January 16, 2017

Bouton made the motion to adjourn

Fyles seconded

Discussion – none

Vote: Yes – 5 (Barrett, Bouton, Charbonneau, Fyles, Sweeney)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 8.00 PM

Respectfully Submitted By:

Karen Gallott

Kathy Barrett, Chair

Tim Bouton, Vice-Chair

Carol Charbonneau

Tom Fyles

Mike Sweeney