

**Development Review Board
- Town Offices, New Haven, Vermont
December 5, 2011**

Members Present: Kathy Barrett, Donna Blaise, Tim Bouton, Steve Dupoise, Jim Gallott, Donald Johnston

Members Absent: Mike Sweeney

Alternates Present: Victor Bolduc

Alternates Absent: Andy Dykstra

Staff: Zoning Administrator - Dave Wetmore

Guests: Carl Cole, Ron LaRose, John Peters

Tim Bouton, Chair called the Development Review Board (DRB) meeting to order at 7:04 PM. Alternate, Victor Bolduc, will be a voting member this evening.

Public Hearing

Brett and Carol Schrieber – final plat review for 2-lot subdivision of parcel #0077 on map #5 – application #2011-DRB-19, continued from November 21, 2011.

Ron LaRose gave a brief summary. The Schrieber's are proposing a 2 lot subdivision on their land between Lime Kiln Road and LaDuc Road. The new proposed lot will be 5.1 acres and fronts on Lime Kiln Road. The remaining lot of Schrieber's will be 20 acres. The State Waste Water permit has been filed and approved. The driveway cut is still pending with the Town of New Haven.

At the November 21, 2011 DRB meeting the following issues arose:

- The location of the proposed septic system area
- The isolation zones for the Schrieber septic system overlaps onto the Peters and Williamson properties.

Addressing these items, LaRose Surveys has moved the location of the septic system out of the setback areas and away from the abutting property lines as much as the topography of the land will allow. The isolation zones still overlap onto the abutting lands. What this means to the Peters and Williamson's is they are not allowed to drill a well within this isolation zone, but can construct a building or a septic within this area.

Opened for Public Comment

John Peters expressed his concern that the isolation exclusion zone takes away his property and the use of his property.

Bouton indicated that he met with Kevin LaRose and Ray Dean from the State. The outcome was the DRB doesn't have any authority regarding the isolation zone and how it would impact the Peters. The DRB can encourage the land owner to make changes but can't require the land owner to make a change.

The other item Bouton followed up on was tree and tree damage as it relates to the location of the Schrieber's septic system. There were many Supreme Court decisions, but none specifically addressed the Peters concerns.

This time Peters indicated he would withdraw his objections. Peters still believes that this is an intrusion and he feels this issue could have been planned around with minor adjustments.

Public Comment Closed

The DRB proceeded to have a lengthy discussion on this issue.

Barrett made the motion to approve the Site Plan as presented, with the condition that curb cut approval is granted by the Select Board.

Dupoise seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Gallott, Johnston)

No – 0

Abstention – 0

Motion carries

End of Public Hearing

DRB Business

I – Sketch Plan Reviews – none

II – Minutes

Dupoise made the motion to approved the DRB minutes of November 21, 2011 as presented

Bolduc seconded

Discussion – Johnston indicated that he had recused himself from the Dupoise hearing, so the minutes should not have shown him as a voting member.

Dupoise corrected his motion to indicate: approval of the DRB minutes of November 21, 2011 with the above mentioned change.

Bolduc seconded

Vote: Yes – 5 (Blaise, Bolduc, Bouton, Dupoise, Johnston)

No – 0

Abstention – 2 (Barrett, Gallott)

Motion carries

III – Review and Sign Decisions

a. Fouts- application #2011-DRB-25, Conditional Use

Corrections were made regarding the spelling of Sapphire, the insert of Jill DeVoe’s last name and the last bullet under item #2 the word “front” was replaced with “near”.

Blaise made the motion to accept the Findings and Decisions with these changes.

Dupoise seconded

Discussion – none

Vote: Yes – 5 (Blaise, Bolduc, Bouton, Dupoise, Johnston)

No – 0

Abstention – 2 (Barrett, Gallott)

Motion carries

b. Merritt – application #2011-DRB-21, Boundary Line Adjustment

Dupoise made the motion to accept the Findings and Decisions as presented.

Bolduc seconded

Discussion – none

Vote: Yes – 5 (Blaise, Bolduc, Bouton, Dupoise, Johnston)

No – 0

Abstention – 2 (Barrett, Gallott)

Motion carries

c. Dupoise – application #2011-DRB-23, Site Plan

Blaise made the motion to accept the Findings and Decisions as presented.

Bolduc seconded

Discussion – none

Vote: Yes – 4 (Blaise, Bolduc, Bouton, Gallott,)

No – 0

Abstention – 3 (Barrett, Dupoise, Johnston)

Motion carries

IV - Review for Compliance and sign Final Plat – none

V – Correspondence – none

VI – New Business

The Planning Commission had suggested changes to the Zoning Regulations. Bouton will email these changes out to DRB members for their review and comments. Comments should be addressed to the Zoning Administrator

VII – Old Business – none

Barrett made the motion to adjourn.

Dupoise seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Gallott, Johnston)

No – 0

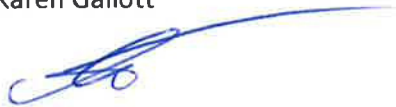
Abstention – 0

Motion carries

The meeting was adjourned at 8:45 PM

Respectfully Submitted By

Karen Gallott



Tim Bouton, Chair

Jim Gallott, Vice Chair

Kathleen L Barrett
Kathy Barrett



Donna Blaise



Victor Bolduc



Steve Dupoise



Donald Johnston