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**Town of New Haven**  
**DEVELOPMENT REVIEW BOARD MEETING**  
**Public Meeting**  
**Monday, December 6, 2021**  
**Meeting Minutes**

**DRB Members Present:**

*Remote:* Charlie Roy, Carol Charbonneau, Tom Fyles (alternate)  
*In Person:* Paul Audy, Victor LaBerge, Susan Smiley, Don Johnston

**ABSENT:**

Kathy Barrett

**Staff Present:**

Zoning Administrator Peggy Connor

**Visitors Present:**

John Roleau

**Call to Order:**

Chair Charlie Roy called the meeting to order at 7:03 p.m.

**I. Adjustments to Agenda:**

Add:

- Review of Proposed 2022 Budget

**II. Visitors' Business:**

None.

**III. Hearing: #2021-DRB-15-SD Bouton-Torian Application for a 2-lot Subdivision of existing 2.42+/- acre parcel located at 181 South Street**

Zoning Administrator Peggy Connor reported that the applicants had requested the hearing be continued to allow more time for survey preparation. Don Johnston moved to continue the hearing on December 20, 2021; Victor LaBerge seconded.

**Roll call vote:** Yes - 7 (C. Charbonneau, D. Johnston, S. Smiley, V. LaBerge, P. Audy, C. Roy, T. Fyles)  
No - 0

**MOTION PASSED Hearing continued to December 20, 2021**

**IV. Hearing: #2021-DRB-16-SK Roleau Application for a Variance re: 10' chain link fence on north side of junkyard located at 90 Town Hill Road**

Applicant John Roleau explained that the junkyard at his auto repair business, Packard of Vermont, located on 90 Town Hill Road requires both a state and town permit, in addition to a recycling license issued from the Environmental Protection Agency (EPA). Fencing must be maintained consistently; however, the north side, measuring 9'6" at its highest point needed replacing, and he has therefore installed a 10' chain link fence, together with green screening. John spoke with neighboring property owners prior to installation who expressed no concerns with the 10' fence, but because his understanding is that a variance is required for fences more than 8-feet in height, John is seeking an after-the-fact variance.

Tom Fyles noted that there is no mention of 10' fences in the bylaws and consequently no criteria on which to base a variance. Charlie Roy added that the existing 8-foot fence around the junkyard is grandfathered in, and questioned why a permit would be required. John asked if a 10-foot fence requires no permit, then why not a 15- or 20-foot fence? Charlie Roy suggested

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55 that the hearing be continued on December 20<sup>th</sup> to allow time for further research. Don Johnston  
56 so moved; Susan Smiley seconded.

57 **Roll call vote:** Yes - 6 (C. Charbonneau, D. Johnston, S. Smiley, V. LaBerge, P. Audy, C. Roy)  
58 No – 1 (T. Fyles)

59 **MOTION PASSED: Hearing continued to December 20, 2021**

60

61 **V. Hearing: #2021-DRB-17-SK Roleau Application to install rear fire escape stairwell**  
62 **to second story apartment window located at 57 Main Street**

63 Applicant John Roleau advised that his insurance company requires a permanent egress from  
64 the second story apartment located above his commercial property on 57 Main Street. Although  
65 former Zoning Administrator Aaron Brown advised a building permit is not required to comply  
66 with fire code mandates, and the emergency stairwell meets setback requirements, John is  
67 seeking DRB approval for the now installed rear fire escape stairwell to negate any perception  
68 of bias, given his current role as the town's selectboard chair.

69

70 Tom Fyles noted that the DRB first needs to hear from the state fire marshal, as the ruling  
71 authority regarding egress. Don Johnston agreed that the DRB has no jurisdiction. Victor  
72 LaBerge moved to dismiss the request for approval; Susan Smiley seconded. Charlie Roy  
73 moved to amend the motion to allow the former Zoning Administrator's decision to stand; Victor  
74 LaBerge accepted the amendment to his motion.

75 **Roll call vote:** Yes - 7 (C. Charbonneau, D. Johnston, S. Smiley, V. LaBerge, P. Audy, C. Roy,  
76 T. Fyles)

77 No - 0

78 **MOTION PASSED: No building permit required**

79

80 **Review of Proposed 2022 Budget**

81 Following review, DRB members agreed to the proposed level-funding figures for the 2022 DRB  
82 budget.

83

84 **VI. Approval of Minutes for August 2, 2021**

85 Victor LaBerge moved to approve meeting minutes for August 2, 2021; Tom Fyles seconded.

86 **Roll call vote:** Yes – 3 (V. LaBerge, P. Audy, T. Fyles)

87 No – 0

88 Abstentions: (C. Charbonneau, D. Johnston, S. Smiley, C. Roy)

89 **MOTION PASSED: August 2, 2021 minutes approved as presented**

90

91 **Approval of Minutes for September 20, 2021**

92 Don Johnston moved to approve meeting minutes for September 20, 2021; Victor LaBerge  
93 seconded.

94 **Roll call vote:** Yes – 3 (T. Fyles, V. LaBerge, D. Johnston)

95 No – 0

96 Abstentions: (C. Charbonneau, P. Audy, S. Smiley, C. Roy)

97 **MOTION PASSED: September 20, 2021 minutes approved as presented**

98

99 **Adjournment**

100 Carol Charbonneau moved to adjourn; Victor LaBerge seconded.

101 **Roll call vote:** Yes - 7 (C. Charbonneau, D. Johnston, S. Smiley, V. LaBerge, P. Audy,

102 C. Roy, T. Fyles)

103 No - 0

104 **MOTION PASSED: Meeting adjourned at 7:50 p.m.**

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106 Respectfully submitted,

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107 Peggy Connor

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111 Charlie Roy

Victor LaBerge

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115 Tom Fyles

Paul Audy

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119 Don Johnston

Susan Smiley

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124 Carol Charbonneau