

Development Review Board
Town Offices, New Haven, Vermont
February 20, 2012

ORIGINAL

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

Members Absent: Donna Blaise, Mike Sweeney

Alternates Present: Victor Bolduc

Alternates Absent: Andy Dykstra

Staff: Zoning Administrator-Dave Wetmore

Guests: Roger Stowe, Wright Stowe, Michael Nolan

Tim Bouton, Chair, called the Development Review Board (DRB) meeting to order at 7:00 PM. Alternate Victor Bolduc will be a voting member this evening.

Public Hearing

1. *Mike and Lisa Nolan-variance request for garage, #2012-DRB-01.*

The Nolan's are proposing to build a 28 x 32 foot 2 car garage on their property at 2719 Pearson Road. The proposed garage would be located 70 feet from the center line of Pearson Road.

Nolan indicated the site location of the proposed garage was picked due to:

- the steep terrain surrounding the house and topography of property
- location of the existing pool that was put in four years ago
- the location of the house to the north boundary line being approximately 36 feet
- location of the existing septic and leach field

The DRB indicated that the front set back is 100 feet from the center line of Pearson Road and the side setbacks are 25 feet.

The DRB asked Nolan what hardship(s) would be encounter that would sanction the variance. Nolan responded:

- The cost of bring in stone and fill to level another spot on site
- The side set back of 25 feet does not allow room for the garage on the north side of house
- Cost of relocating the pool
- Cost of relocating the septic tank
- Not having a garage in Vermont

The DRB indicated that if the proposed garage was located more parallel to Pearson Road the garage would less invasive to the front setback.

Opened for Public Comment

The Zoning Administrator (ZA) indicated this hearing was properly warned and abutting neighbors were notified of the hearing.

Public Comment Closed

Gallott made the motion to close the public hearing

Barrett seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carries

The DRB proceeded to the Variance Worksheet Zoning Bylaws Section 342.

There was considerable discussion regarding unnecessary hardship amongst DRB members.

Johnston made the motion to approve the variance as submitted.

Gallott seconded

Discussion – Johnston stated that he would vote No because of Item #3 under Section 342, “Unnecessary hardship has not been created by the applicant”. It appears the applicant has in part created the hardship because of where he built his pool.

Vote: Yes- 0

No – 5 (Barrett, Bouton, Bolduc, Dupoise, Gallott, Johnston)

Abstention – 0

Motion did not carry

2. *Wright Stowe – preliminary plat 4-lot Subdivision (SD), #2012-DRB-02*

This is the first hearing of a major SD. Wright Stowe indicated on the preliminary plat the dimensions of Lots #2 and #3 have not changed from the previously submitted paperwork. Both Lots #2 and #3 have approved septic designs. Lot #4 (the newly created lot) includes all the agriculture buildings and structures; with sufficient acreage to build a house. There is a septic easement from this lot #4 to lot #4 of Roger & Elizabeth Stowe.

Opened for Public Comment

The ZA indicated this hearing was properly warned and abutting neighbors were notified of the hearing.

Public Comment Closed

The DRB indicated that they would like to see all information previously approved on the former site plan for Lots #1, #2 and #3 be brought forward to this new site plan for Lots #1, #2, #3, and #4.

Barrett made the motion to close the preliminary hearing on Wright Stowe’s 4-lot subdivision.

Dupoise seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carries

DRB Business:

I. Sketch Plan Review – none

II. Minutes

Barrett made the motion to approve the DRB minutes of February 6, 2012 as submitted

Bolduc seconded

Discussion – none

Vote: Yes – 4 (Barrett, Bolduc, Gallott, Johnston)

No – 0

Abstention – 2 (Bouton, Dupoise)

Motion carries

III. Review and Sign Decisions – none

IV. Review for Compliance and Sign Final Plat

The final plat for Roger and Elizabeth Stowe was reviewed and signed.

V. Correspondence – none

VI. New Business

Barrett extended an invitation to all DRB members to the Select Board Meeting on Tuesday, February 21, 2012 at 7:00 PM. VT Gas will be presenting their ideas for expanding their area for natural gas and putting in a pipeline down North/South Street or down Route 7.

Expired terms are coming up for select individuals on the DRB. If you are interested in continuing or not, please let the Chair know.

VII. Old Business – none

Barrett made the motion to adjourn

Dupoise seconded

Discussion – none

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

No – 0


Abstention – 0

Motion carries

The meeting was adjourned at 8:35 PM

Respectfully Submitted By

Karen Gallott



Tim Bouton, Chair



Jim Gallott, Vice Chair



Kathy Barrett



Victor Bolduc

Steve Dupoise



Donald Johnston

