

**Town of New Haven  
DEVELOPMENT REVIEW BOARD MEETING  
HYBRID Public Meeting  
Monday, February 5, 2024  
Meeting Minutes**

**DRB Members Present:**

*In person:* Charlie Roy, Victor LaBerge, Paul Audy, Don Johnston. *Remote:* Roger Hamilton, Carol Charbonneau, Tom Fyles  
*Absent:* Kathy Barrett

**Staff Present:**

Peggy Connor, Zoning Administrator, Minutes

**Visitors Present:**

*In person:* applicant Joseph Bodington, abutter William Brooks.  
*Remote:* Jeff Olesky on behalf of Peter Norris, Jr.

**Call to Order:**

DRB Chair Charlie Roy called the meeting to order at 7:05 p.m.

**I. Adjustments to Agenda:**

Order of business adjusted to allow time for applicant Joe Bodington to arrive.

**II. Visitors Business**

None.

**V. Informal review re: Peter Norris Jr.'s conceptual plan for commercial development of Lot 5 off Campground Road (Parcel #648.32, Map #8), located in the RA-2/RA-10 and HC zoning districts**

*[agenda item taken out of order]*

Jeff Olesky of Catamount Consulting Engineers in Burlington spoke on behalf of Peter Norris, Jr., owner of property under the name of Two Dog Team, LLC. Peter proposes to construct a 12,800 sq. ft. commercial building and associated parking and infrastructure to accommodate a relocation of a portion of the Greenhaven Nursery business on the opposite side of Route 7, as well as the potential for additional small commercial businesses.

As the parcel lies in multiple zoning districts, the applicant seeks clarification from the DRB on which dimensional standards to apply, and which property lines constitute frontage to meet required setbacks. The lot will maintain the two deeded property access points: 1) off the commercial drive to the northwest; and 2) off Dog Team Road extension. The proposed site plan shows a design in compliance with Highway Commercial zoning district standards, which DRB members agreed was appropriate. In going forward, Jeff advised the project will undergo an Act 250 review, apply for any required state permits since the parcel abuts a state highway, and apply for preliminary plat approval from the Town in the coming weeks.

**III. Amended Conditional Use Application #2024-DRB-03-CU submitted by Joe Bodington d/b/a Champion Auto Glass and Auto Haven to amend DRB decision #2020-DRB-13-CU issued November 16, 2020, to reflect changes and bring into conformance, his home businesses located on property in the RA-10 zoning district at 3378 Ethan Allen Highway, pursuant to Sections 341 and 504 of the New Haven Zoning Bylaws**

*[agenda item taken out of order]*

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59  
60 In its decision #2020-DRB-13-CU dated November 16, 2020, the DRB reviewed a request from  
61 Joseph Bodington to conduct two separate home businesses at 3378 Ethan Allen Highway: 1)  
62 continuation of Champion Auto Glass which is primarily a mobile auto glass repair and  
63 replacement business; and 2) Rick's Automotive, a diesel repair shop to be operated by Joe's  
64 son, Rick Bodington, who also resided on the property. In addition, the applicant proposed to  
65 sell vehicles at the property in a number not to exceed state requirements for a dealership  
66 license. Since that time, Rick Bodington has moved to the state of New York, and Rick's  
67 Automotive has been replaced with "Auto Haven."  
68

69 Neighbor William Brooks, who lives across the street at 3423 Ethan Allen Highway, advised the  
70 DRB he has regularly observed the following:

- 71  
72 ➤ An excessive number of vehicles on the lot;  
73 ➤ asphalt extended last summer to accommodate additional cars  
74 ➤ hours of operation beyond 6:00 p.m.;  
75 ➤ his view obstructed by the number of large RV's and vehicles on the lot; and  
76 ➤ the number of employees at the home business appears to exceed the limit of two non-  
77 resident workers, as defined by the Town's zoning regulations.  
78

79 Mr. Brooks added that the office space addition and pole barn appear to be in excess of the  
80 dimensions approved by the DRB. He suggested that the DRB conduct a site visit at the  
81 property.  
82

83 Joe Bodington advised that when his son Rick moved away, and the diesel repair business  
84 dissolved, it was Joe's understanding a permit was not necessary to change the signage for him  
85 to continue doing diesel repairs. Currently there are two home businesses on site: 1) Champion  
86 Auto Glass, and 2) Auto Haven, in addition to the online sale of 6-10 cars per year. He employs  
87 two full-time employees, has two customer loaner vehicles on site, as well as 13 additional  
88 vehicles, all registered to him. Mr. Bodington added there are also parts or "project" cars he  
89 uses for personal use, but he does plan to dispose of vehicles now parked behind the trees to  
90 the north.  
91

92 Mr. Bodington confirmed that he has obtained Certificates of Occupancy for the 28' x 28' office  
93 addition to the existing 51' x 32' main shop, and a 32' x 14' pole barn/lean-to for storage. In  
94 terms of operating hours, he often works on personal vehicles after business hours. It was noted  
95 that the DRB decision specifies: "only 500 square feet of the existing garage may be used for  
96 business purposes, [while] the remaining area is for personal use only." Mr. Bodington invited  
97 the DRB to conduct a site visit at their convenience.  
98

99 **Don Johnston moved to table a decision on Amended Conditional Use Application**  
100 **#2024-DRB-03-CU until after a site visit is conducted; Victor LaBerge seconded.**

101  
102 DISCUSSION:

103 Roger Hamilton and Tom Fyles suggested the DRB first act on the request for a name change  
104 from "Rick's Automotive" to "Auto Haven."  
105

106 **Don Johnston withdrew his motion pending action on the name change.**

107  
108 **Roger Hamilton moved to approve the name change from "Rick's Automotive" to "Auto**  
109 **Haven" the second home business located at 3378 Ethan Allen Highway; Victor LaBerge**  
110 **seconded.**

111  
112 **MOTION PASSED:**

113 **6 - Yes (C. Charbonneau, T. Fyles, R. Hamilton, V. LaBerge, P. Audy, D. Johnston)**  
114 **1 - No (C. Roy)**

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Charlie Roy moved to continue the hearing to February 19, 2024, following a site visit on Saturday, February 17, 2024 at 9:00 a.m.; Victor LaBerge seconded.

**MOTION PASSED:**

**7 - Yes (C. Charbonneau, T. Fyles, R. Hamilton, V. LaBerge, P. Audy, D. Johnston, C. Roy)**  
**0 - No**

**IV. Close Hearing on Permit #2024-DRB-03-CU (Bodington)**

Hearing on Amended Conditional Use Application #2024-DRB-03-CU continued to February 19, 2024.

**VI. Approval of January 22, 2024 DRB meeting minutes**

Victor LaBerge moved to approve DRB meeting minutes for January 22, 2024; Carol Charbonneau seconded.

**MOTION PASSED:**

**7 - Yes (C. Charbonneau, T. Fyles, R. Hamilton, V. LaBerge, P. Audy, D. Johnston, C. Roy)**  
**0 - No**

**VII. Adjourn**

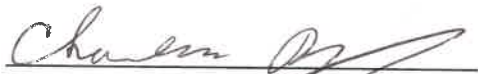
Carol Charbonneau moved to adjourn; T. Files seconded.

**MOTION PASSED:**

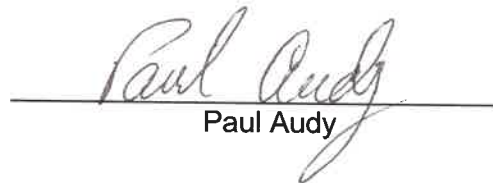
**7 - Yes (R. Hamilton, T. Fyles, C. Charbonneau, V. LaBerge, P. Audy, D. Johnston, C. Roy)**  
**0 - No**

Meeting adjourned at 8:20 p.m.

Respectfully submitted,  
Peggy Connor



Charlie Roy, Vice Chair



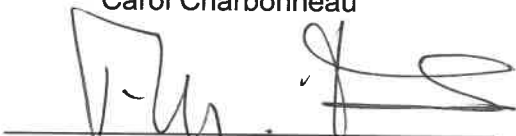
Paul Audy



Carol Charbonneau



Roger Hamilton



Tom Fyles



Victor LaBerge



Don Johnston