

**Development Review Board
Town Offices, New Haven, Vermont
February 6, 2012**

Members Present: Kathy Barrett, Donna Blaise, Jim Gallott, Donald Johnston, Mike Sweeney

Members Absent: Tim Bouton, Steve Dupoise

Alternates Present: Victor Bolduc

Alternates Absent: Andy Dykstra

Staff: Zoning Administrator-Dave Wetmore

Guests: Jim Choiniere, Jason Barnard, Wright Stowe, Roger Stowe

Jim Gallott Vice-Chair, called the Development Review Board (DRB) meeting to order at 7:00 PM. Alternate Victor Bolduc will be a voting member.

Introductions of DRB members and staff were made.

Public Hearing

There were no hearings scheduled.

End of Public Hearing

DRB Business

I Sketch Plan Review

a) *Jim Choiniere – development of a privative camp in the Flood Hazard District (FHD).*

Jason Barnard spoke to Choiniere's request. Choiniere's 122 acre parcel is located on the west side of North Street, below Jim Ford's place. The acreage is located in the flood plan. The proposed camp would be built on 6 x6 pilings above the flood level of the area. The building would be less than 500 square feet in size with an incinerating toilet run by propane. There would be no electricity or potable water to the camp. There would be no driveway or road to the camp.

Barnard indicated that he will need to establish a do a basic flood elevation. Then a GPS survey needs to be done to set elevations to be submitted to FEMA to do a letter of map amendment. This report to FEMA will show the flood elevations which in turn will set the heights of the pilings for the structure.

There was discussion with regard to Section 901 which mentioned camps – does it include other than campsites? Section 1008 – was another section that the proposed camp might come under.

Section 911G addresses the possibility if there is an alternative location(s) not subject to flooding for the proposed use. The applicant must be able to show the DRB that there are no other locations on this site that are not in the flood plain.

No action was taken by the DRB this evening.

b) Wright Stowe – 4 lot major Subdivision (SD), Sketch Plan Review, #2012-DRB-02.
Jason Barnard speaking on behalf of the Stowe’s indicated that the new lot #4 would change the configuration of Lot #1, but Lots #2 and #3 will remain unchanged. The new proposed Lot #4 would contain all of the agriculture buildings on one lot.

There was significant discussion with regards to Act 250. It was suggested to the applicant that they might want to look further into this issue.

It was agreed that this 4 lot subdivision would be a major subdivision and the applicant could go ahead to make arrangements for it to be warned for the next scheduled DRB meeting on February 20, 2012 if desired.

II Minutes

Sweeney made the motion to accept the DRB minutes of January 16, 2012 as presented

Bolduc seconded

Discussion – none

Vote: Yes – 6 (Barrett, Blaise, Bolduc, Gallott, Johnston, Sweeney)

No – 0

Abstention – 0

Motion carries

III Review and Sign Decisions

a) Sam and Maura Lester – expansion of Non Conforming Structure, application #2011-DRB-27.

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

Sweeney seconded

Discussion – none

Vote: Yes – 4 (Barrett, Blaise, Gallott, Sweeney)

No – 0

Abstention – 2 (Bolduc, Johnston)

Motion carries

IV Review for Compliance and Sign Final Plat – none

V Correspondence

- State of VT and National Resources - Hearing Recess Order for Pike Industries
- State of VT – response to Hearing Recess Order for Pike Industries

VI **New Business** – none

VII **Old Business** – none

Barrett made the motion to adjourn

Johnston seconded

Discussion – none

Vote: Yes – 6 (Barrett, Blaise, Bolduc, Gallott, Johnston, Sweeney)

No – 0

Abstention – 0

Motion carries

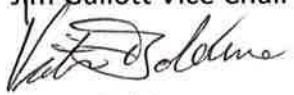
The meeting was adjourned at 8:15 PM

Respectfully Submitted By

Karen Gallott



Jim Gallott Vice Chair



Victor Bolduc



Kathy Barrett



Donald Johnston

Donna Blaise

Mike Sweeney