

Town of New Haven
Application to Development Review Board

Parcel # 0540 Map # 9 Applicant: I own this property: YES (NO)

Name: Lauren Higbee + Daniel Seals

Email: laurenjhigbee@gmail.com Phone: (802) 585-0947

Address 628 Adams Road West Townshend, VT 05359

Landowner: I Susan Coombs am the legal owner of the property located at 2479 South St. Described in Book 90 Page 413-414 of the New Haven Land Records. I acquired the property on July 7, 2020

Type of Application: Application for:

Sketch Plan
 Variance Conditional Use Permit Site Plan Review Boundary Line Adjustment

Minor Subdivision (<3) Major Subdivision (>3)

Appeal for interpretation of zoning ordinance or map.

Appeal from decision of the administrative officer.
A copy of this appeal must be filed with the administrative officer.

Application for a change of nonconforming use

received
CHA 179 rec'd
12/20/2021

Other: _____

Provision of zoning ordinance in question _____

Previous Use: agricultural

Current Use: future use: single-family dwelling

Signature of land owner _____ Date 12/12/21

Signature of Applicant (in addition to owner) _____ 12/12/21

Fee Paid \$350 Date of Hearing by Board Jan 3, 2022 Application# 2021-DRB-18-SK

CHA 179

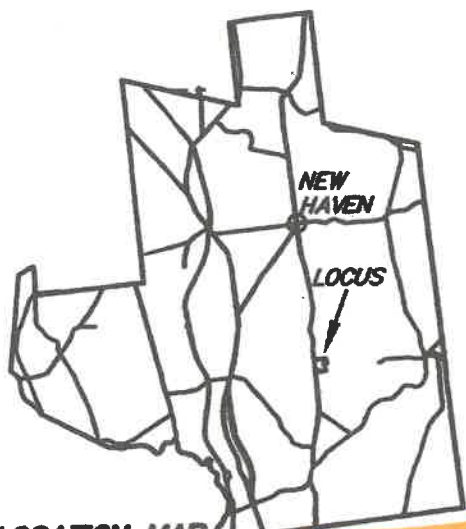
(site plan review - \$200)
(subdivision - \$150)

Approved _____ Denied _____ Decision _____

Conditions _____

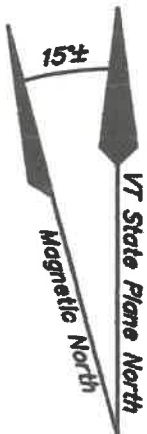
Date of notice given to applicant _____

Lauren's



LOCATION MAP TOWN OF NEW HAVEN

USE VALUE PROGRAM
property of
SUSAN COOMBS
South Street, New Haven, VT
Span #432-135-113-53
Orthophoto Base: Sheet 100176 Series 5000
Scale 1:2500
Drawn 3/3/21 by Donald Johnston



New ~19.6 acre parcel for Lauren Higley + Daniel Seale.



Maintain as Susan Coombs' 2 acre home site.

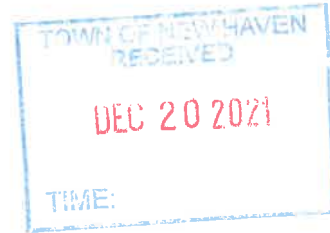
LAND TO BE ENROLLED

ACTIVE AGRICULTURAL LAND: 15.11 ACRES
IDLE AGRICULTURAL LAND: 2.64 ACRES

EXCLUDED LAND: 3.85 ACRES

December 16, 2021

Pam Kingman, Town Clerk
Danielle Cummings, Town Treasurer
Peggy Connor, Zoning Administrator



RE: Town of New Haven, Application to Development Review Board

To Whom It May Concern:

This cover letter is meant to serve as a narrative description of the attached Application to New Haven's Development Review Board. Please find an attached sketch plan to this letter.

We are applying to separate Susan Coombs' dwelling and 2 acre homesite out of her total 21.6 acres at 2479 South St. The separated 19.6 acre parcel would be in our names, Lauren Higbee and Daniel Seals, with the intended use to build a single family dwelling. The parcel meets zoning requirements since the building site is on a lot more than 10 acres in size. The sketch plan attached shows where there is a proposed septic system that successfully perc tested with Spencer Harris of Vermont Contours. The sketch plan also shows an approximate home site location for a 3 bedroom house and a proposed well site. We've included Donald Johnston's survey for a reference of the division. We have also worked with Zapata Courage and the Agency of Natural Resources to ensure there are no wetlands present on the proposed home site.

We would use the existing driveway used by Susan Coombs and extend it to the homesite so no new driveways would be extended from South Street. The location of the parcel is intentional to continue agricultural use of existing fields. It will ensure the maintenance of two large agricultural fields that are in the current use program. Permanent easement will allow access to the homesite even though the parcel will have road frontage via the agricultural field north of the 2479 South Street driveway.

We have selected Donald Johnston as our land surveyor since he has worked on the previous subdivision. Please reach out with any questions. We appreciate your consideration of this application and are excited to return to New Haven and to, what will always be, my grandfather's land.

Respectfully Submitted,

Lauren Higbee & Daniel Seals
802-585-0947

laurenihigbee@gmail.com

628 Adams Road