

**Development Review Board
Town Offices, New Haven, Vermont
January 16, 2012**

Members Present: Kathy Barrett, Donna Blaise, Tim Bouton, Steve Dupoise, Jim Gallott, Donald Johnston, Mike Sweeney

Alternates Present: Victor Bolduc

Alternates Absent: Andy Dykstra

Staff: Zoning Administrator-Dave Wetmore

Guests: Sam Lester, Maura Lester

Tim Bouton, Chair called the Development Review Board (DRB) meeting to order at 7:00 PM.

Introductions of DRB members and staff were made.

Public Hearing

1. Sam and Maura Lester, expansion of a non-complying structure SFH) #2011-DRB-27. Lester property is located on Dog Team Road.

The Lester's would like to renovate their house located on Dog Team Road. A corner of the proposed renovation does not meet the setback regulations, the Lester's are seeking approval of a non-conforming structure. Total acreage of the lot is 17.34 acres.

The renovation would include removing the existing front porch, a cement terrace, the addition on the east side of the house and the mudroom, kitchen area. The existing foundation underneath the main core of the house will be redone with this part of the house reset in its original location. The proposed addition would include a new sun porch (whose corner is not in compliance with the setbacks) and a new addition located behind the core of the house.

As per Section 513:

- front setback is not met – but by removing the existing front porch this positions the house further back, thus meeting more of the front setback regulation.
- side setbacks are met

The DRB found that the residence is located in the RA2 district and this renovation does not create a nuisance or detriment.

Gallott made a motion to approve the expansion of a non-conforming structure as applied for by the Lester's as presented.

Barrett seconded

Discussion:

- This renovation does not create a nuisance or deterrent
- Does meet objectives of an RA2 district in the Town Plan
- In conformity of the area yard coverage and height of the area district

Vote: Yes – 6 (Barrett, Blaise, Bouton, Dupoise, Gallott, Sweeney)

No – 0

Abstention – 1 (Johnston)

Motion carries

End of Public Hearing

DRB Business

I Sketch Plan Reviews – none

II Review of Minutes

Barrett made the motion to approve the January 2, 2012 minutes of the DRB as presented.

Dupoise seconded

Discussion – none

Vote: Yes – 6 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Gallott)

No – 0

Abstention – 2 (Johnston, Sweeney)

Motion carries

III Review and Sign Decisions

A. Roger and Elizabeth Stowe #2011-DRB-26

Barrett made the motion to approve the Findings and Decisions for a 2 lot subdivision for Roger and Elizabeth Stowe as presented.

Bolduc seconded

Discussion – none

Vote: Yes – 6 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Gallott)

No – 0

Abstention – 2 (Johnston, Sweeney)

Motion carries

IV Review for Compliance and Sign Final Plat

A. Schrieber

The DRB will wait until the appeal period is over before the plat is signed.

B. Merritt

The plat was approved and signed.

V Correspondence

- January 16, 2012 letter from Jason Barnard on behalf of Jim Choiniere, requesting an informal meeting with the DRB to discuss a proposed primitive camp on his lot.
- Waste Water permit is complete for the Merritt property
- Public hearing for Pike Industries

VI New Business – none

VII Old Business – none

Barrett made the motion to adjourn.

Gallott seconded

Discussion – none

Vote: Yes – 8 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Gallott, Johnston, Sweeney)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 7:45 PM

Respectfully Submitted By

Karen Gallott



Kathleen Barrett



Tim Bouton, Chair

Jim Gallott, Vice Chair Kathy Barrett

Donna Blaise



Victor Bolduc

Steve Dupoise



Donald Johnston



Mike Sweeney

