

**Development Review Board  
Town Offices, New Haven, Vermont  
January 2, 2012**

**Members Present:** Kathy Barrett, Donna Blaise, Tim Bouton, Steve Dupoise, Jim Gallott

**Members Absent:** Donald Johnston, Mike Sweeney

**Alternates Present:** Victor Bolduc

**Alternates Absent:** Andy Dykstra

**Staff:** Zoning Administrator-Dave Wetmore

**Guests:** Roger Stowe, Wright Stowe, Jason Barnard

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.

An introduction of DRB members and staff was made.

## **Public Hearing**

### *1. Roger Stowe 2-lot Subdivision*

The two lot subdivision includes Lot 7 (10.1 acres) and Lot 1 (remaining lands of approximately 100 acres) for Roger & Elizabeth Stowe. Jason Barnard explained that when digging test pits on Lot 7 of Roger & Elizabeth Stowe lands for a replacement septic system there was enough soil to allow for a septic system for a future potential lot that would be coming off of Wright Stowe's land. There will be a deeded waste water easement to Wright Stowe on Roger Stowe's land for the creation of a future (but not now) lot on Wright Stowe's land.

The DRB agreed that Lot 7 met all required setbacks and road frontage as defined for an RA2. The well for the house on Lot 7 is located in the barn on Lot 1. The existing well and septic can be used until they fail. The State has not issued a waste water permit; the permit will be issued after Barnard submits a revised drawing showing the waste water easement.

The DRB asked if this subdivision triggers Act 250 with Roger's name on the deed with Wright, and the subdivisions that Wright has done. Barnard will check on this.

The DRB would like the remaining acreage for Lot 1 mentioned on the Mylar.

### Opened for Public Comment

No comments

### Public Comment Period Closed

Gallott made the motion to accept the 2 lot subdivision as present with the exception that the estimated acreage of what is indicated as the remaining lands of Roger & Elizabeth Stowe be indicated on the Mylar; and the written decision of the 2-lot subdivision is approval by the DRB. Dupoise seconded

Discussion –the DRB would like to see from the Stowe’s a broad overview of what they have done and what future proposals they are thinking of.

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

No – 0

Abstention – 0

Motion carries

## **End of Public Hearing**

## **DRB Business**

### **I. Sketch Plan Review**

#### *a. Wright Stowe – 4 lot PUD Subdivision off Route 17*

Jason Barnard presented for Wright Stowe a proposed 4 lot subdivision PUD on a lot of 27.21+/- acres located on the southerly side of VT Route 17.

Due to a lack of sufficient road frontage for 4 lots, the DRB suggested that Wright Stowe could do a 3 lot subdivision, or, if there was a way to add three more acres to the lot this would secure the configuration to accept 4 lots.

The DRB indicated that they would like to see:

- A PUD over two 5 acre lots; and two 10 acre lots.
- Three acres added to the lot with a boundary line adjustment
- Would like to see the open land go with one of the house lots.
- A sketch plan showing an over all view of all the parcels

### **II. Minutes**

Barrett made the motion to accept the DRB minutes of December 19, 2011 as presented.

Dupoise seconded

Discussion – none

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

No – 0

Abstention – 1 (Gallott)

### **III. Review and Sign Decisions – none**

### **IV. Review for Compliance and Sign Final Plat – none**

### **V. Correspondence – none**

**VI. New Business**

a. Discussion of proposed zoning amendments.

The DRB reviewed and discussed the proposed amendments to the adopted Zoning Bylaws and the adopted Subdivision Regulations. Their thoughts and/or corrections were conveyed to the Zoning Administrator.

**VII. Old Business – none**

Dupoise made the motion to adjourn

Barrett seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 9:55 PM.

Respectfully Submitted By

Karen Gallott



Tim Bouton, Chair



Jim Gallott, Vice Chair



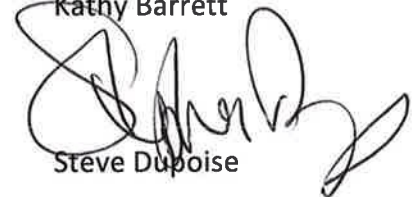
Kathy Barrett



Donna Blaise



Victor Bolduc



Steve Dupoise