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**Town of New Haven**  
**DEVELOPMENT REVIEW BOARD MEETING**  
**HYBRID Public Meeting**  
**Monday, January 3, 2022**  
**Meeting Minutes**

**DRB Members Present:**

*In Person:* Kathy Barrett, Victor LaBerge

*Remote:* Charlie Roy, Tom Fyles, Carol Charbonneau, Susan Smiley, Paul Audy

**ABSENT:**

Don Johnston

**Staff Present:**

Peggy Connor, Zoning Administrator, Minutes

**Visitors Present:**

*In Person:* Barbara Torian, Tim Bouton

*Remote:* Lauren Higbee, Susan Coombs

**Call to Order:**

DRB Chair Charlie Roy called the meeting to order at 7:02 p.m.

**I. Adjustments to Agenda:**

Re-order agenda items III. and IV.

**II. Visitors' Business**

None.

**III. Hearing: #2021-DRB-15-SD Bouton-Torian application for a 2-lot subdivision of existing 2.42+/-acre parcel located at 181 South Street**

Applicant Tim Bouton advised that his surveyor is unable to provide a final plat until next week; however, the details of the project are reflected in the sketch plan which was approved as a minor subdivision by the DRB on October 18, 2021.

Tim noted that an earlier boundary adjustment created Lot 1 and Lot 2, and while Lot 1 will remain the same to include the existing house, Lot 2 will contain the existing 5-bay garage/barn, and divided in half to create Lot 3 on which a 2-bedroom single family dwelling will be built. Kathy Barrett noted that the standards for the Neighborhood Commercial zoning district appear to be met, including minimum acreage, lot frontage, lot depth, setback, and rear and side yard minimum. Tim pointed out that the southern boundary sits approximately one foot from the neighbor's house; however, Kathy noted that the houses were built prior to the enactment of zoning laws and therefore grandfathered in.

Tim noted one change regarding the shared wells; specifically, that he and Barbara have exclusive rights to the well serving their house on Lot 1, therefore, a new well will be drilled near the property line to serve the new homesite on Lot 3. He added that his goal is to provide an affordable housing opportunity for those wishing to live in the village.

Regarding acreage requirements, Tom Fyles pointed out that the parcel extends from Neighborhood Commercial into the RA-10 zoning district and may not meet the one-acre zoning standards. Kathy Barrett noted that minimum road frontage requirements appear to be met and if there are no plans to build in the 10-acre zone, the plan follows the one-acre standard.

Kathy Barrett moved to approve the 2-lot subdivision of the existing 2.42+/-acre parcel located at 181 South Street as presented; Susan Smiley seconded.

57 **Roll call vote: Yes - 7 (Fyles, Barrett, Charbonneau, Audy, LaBerge, Smiley, Roy)**

58 **No – 0**

59 **MOTION PASSED – 2-lot subdivision approved**

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61 Kathy Barrett moved to close the Bouton-Torian subdivision hearing; Victor LaBerge seconded.

62 **Roll call vote: Yes - 7 (Fyles, Barrett, Charbonneau, Audy, LaBerge, Smiley, Roy)**

63 **No – 0**

64 **MOTION PASSED – Hearing closed**

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66 **IV. Sketch Plan Application #2021-DRB-18-SK Higbee/Seals for a subdivision of a**  
67 **21.6-acre parcel located at 2479 South Street, owned by Susan Coombs**

68 Applicant Lauren Higbee is seeking to subdivide the 21.6-acre parcel of land on 2479 South  
69 Street owned by her mother, Susan Coombs, to create a 19.6-acre lot on which to build a 3-  
70 bedroom single-family dwelling to be owned by Lauren and Daniel Seals. It is proposed to  
71 extend the existing driveway for access to the new homesite, withdraw 1.52 acres from current  
72 use, and continue agricultural use of the existing fields. Permanent easement will allow access  
73 to the new homesite even though the parcel will have road frontage by way of the agricultural  
74 field north of the 2479 South Street driveway. Lauren added that the location for the proposed  
75 septic system has successfully perc tested, there are no wetlands present on the proposed  
76 homesite, and they are continuing to work with surveyor Don Johnston.

77  
78 Tom Fyles suggested that prior to the upcoming subdivision hearing, the surveyor prepare a  
79 Mylar map for the RA-2 zoning district to include the ROW and wastewater design. Paul Audy  
80 noted that the shared driveway may not be practical in the future should someone besides the  
81 applicant's mother live there. Lauren made the assurance that she has no intention to ever sell  
82 but may sometime in the future consider renting the home now owned and occupied by her  
83 mother Susan Coombs. Kathy Barrett added that in addition to including the easement in the  
84 deed, a separate road access may also be considered in the future.

85  
86 Kathy Barrett made a motion to move forward with the sketch plan as a minor subdivision; Carol  
87 Charbonneau seconded.

88 **Roll call vote: Yes - 7 (Fyles, Barrett, Charbonneau, Audy, LaBerge, Smiley, Roy)**

89 **No – 0**

90 **MOTION PASSED**

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92 **V. Approval of DRB meeting minutes for December 20, 2021**

93 Susan Smiley moved to approve meeting minutes for December 20, 2021; Paul Audy seconded.

94 **Roll call vote: Yes - 6 (Fyles, Barrett, Charbonneau, Audy, Smiley, Roy)**

95 **No – 0**

96 **Abstention – Victor LaBerge**

97 **MOTION PASSED – Minutes approved as presented**

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99 **ADJOURNMENT**

100 Kathy Barrett moved to adjourn; Susan Smiley seconded.

101 **Roll call vote: Yes - 7 (Fyles, Barrett, Charbonneau, Audy, LaBerge, Smiley, Roy)**

102 **No – 0**

103 **MOTION PASSED – Meeting adjourned at 7:40 p.m.**

104 The next DRB meeting is tentatively scheduled for Monday, February 3, 2022, at 7:00 p.m.

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107 Respectfully submitted,

108 Peggy Connor

Town of New Haven  
Development Review Board  
Meeting Minutes – January 3, 2022

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Charlie Roy, Chair

Kathy Barrett, Vice Chair

Carol Charbonneau

Tom Fyles

Susan Smiley

Paul Audy

Victor LaBerge