

**Development Review Board Minutes
Town Office New Haven, Vermont
January 7, 2019**

ORIGINAL

Members Present: Kathy Barrett, Tim Bouton, Carol Charbonneau, Tom Fyles, Donald Johnston, Susan Smiley

Members Absent: Charlie Roy

Staff: Karen Gallott-Minute Taker; Katie Raycroft-Meyer-Zoning Administrator (ZA)

Guests: Fred Kenney-Addison County Economic Development, Elizabeth Burdine-Addison County Economic Development, Alessandra Rellini-Agricola Farm, Stefano Pinna-Agricola Farm, Jim Walsh, David (Dave) Livingston, David A Livingston, Tom Clements

Kathy Barrett, Chair called the Development Review Board (DRB) meeting to order at 7:00 pm.

Adjustments to the Agenda - none

Visitors Business – none

Public Hearing

a) DRB#2018-12-CU, Livingston Farm Conditional Use/Site Plan Review for the display and sale of sheds and play structures at 5320 Ethan Allen Hwy, parcel #0293-000.

Dave Livingston is owner of *Livingston Farm* business at the corner of Rte 17 and Rte 116 in Bristol. Livingston would like to set up a smaller satellite (retail) business at the Rte 7 & Rte 17 intersection in New Haven. There would be a small rotating inventory of swing sets, chicken coops, poly outdoor furniture and 15 to 25 storage sheds, barns and/or gazebos. There would not be any bins or pallets of stone, nor any bulk products at this site.

Livingston will lease the land from Champlain Oil for the first year of business install a 12 x 32-foot building to be used as an office that would have electricity. The first year of business there would be outside port-o-let on site. The site is already equipped with water and a small septic system. If business continues to be good, Livingston would like to purchase the property from Champlain Oil, at that time he would install a handicap bathroom in the office building.

Prior to this hearing, Livingston has re-graveled and regrade the site with no changes in elevation. Eventually they would like to turn parts of the lot into a grass area which would be mow-able and maintained.

The DRB suggested that Livingston check with the State about regulations relating to impervious areas.

The proposed office building would have an outside down-shield light installed, and lighting installed for the signage to be added. Currently there is an existing light on the pole located in the corner of the lot near Rte 7.

Open for Public Comment

Jim Walsh referenced the May 3, 2007 ruling for Champlain Oil that this site remains gravel and not paved. There was discussion on gravel and crushed stone. Livingston is planning for gravel and is not planning on paving this area.

Public Comment Closed

DRB asked Livingston if they would install a chain across the two egresses to the site off Rte 17. Livingston hadn't thought of this but will give this some thought.

It is anticipated that traffic to the site would be the heaviest in the spring, with sales anticipated at 2-4 sheds per week.

DRB suggested that more parking might need to be provided than the 5 spaces shown on the site plan. Livingston indicated that additional parking could be located on the east side of the east entrance.

Bouton made the motion granting the conditional use to DRB#2018-12-CU, Livingston Farm Conditional Use/Site Plan Review for the display and sale of sheds and play structures at 5320 Ethan Allen Hwy, parcel #0293-000; with the following conditions:

- Hours Monday through Saturday 8 AM to 6 PM, closed on Sunday
- Security lighting would be no greater than what was shown on 2011 conditional use site plan
- Installation of a building up to 12 x 32 feet as shown on site plan
- Approval of the signage lighting by the Zoning Administrator
- Identify 5 or 6 more parking areas on the east side of the east entrance off Rte 17
- Provide a letter from AOT regarding the impervious surface
- Provide a letter/confirmation from the State regarding approval of the wastewater system

Smiley seconded

Discussion: none

Vote: Yes – 6(Barrett, Bouton, Charbonneau, Fyles, Johnston, Smiley)

No – 0

Abstention – 0

Motion carries

Sketch Plan Reviews – none

DRB Business

1. Minutes

Smiley made the motion to approve the DRB minutes of 12/3/2018 as presented.

Fyles seconded

Discussion – none

Vote: Yes – 6(Barrett, Bouton, Charbonneau, Fyles, Johnston, Smiley)

No – 0

Abstention – 0

Motion carries

2. Review and Sign Decisions – none

3. Review Decision Compliance and/or Sign Final Plats – none

4. Correspondence – none

5. New Business

a) Review proposed meat processing proposal of the former Green Pasture Meats site. Presented by Fred Kenney, Addison County Economic Development Corporation and Allesandra Rellini of Agricola Farm and Meats.

Fred Kenny said that Addison County Economic Development Corp. (ACED) is considering acquiring the former Green Pasture Meats property located at the corner of Route 7 and Campground Rd. In turn ACED would lease the property to Allesandra Rellini/Stefano Pinna of Agricola Farm; they are beginning a new enterprise called Agricola Meats with an agreement to purchase the property in the future.

Alliesandra gave an overview of the proposed business.

- This business would produce a line of cured meats: salami, prosciutto, and other cured products
- They are interested in the property only for production of these meats
- Hours of operation have not been finalized at this time
- Only small minor changes would be made in the site to accompany the meat processing
- No retail, no slaughtering as the carcass would be brought in from the slaughter houses
- In the beginning dealing with 10 to 18 pigs per month with hopes to increase this to 50 carcasses a month or 3,000 lbs of meat
- The products would be wholesaled outside of Vermont. Rellini/Pinna are currently researching for distributors in MA, CT, NY
- There would be a small electric smoker located inside the building to do smoked products
- They may add solar power in the future
- Waste products mainly consist of bone

- For disposal of the bones they are hoping someone is creating bone broth they could sell bones to; or the bones would be composted at their farm; or there is rendering having someone come and pick up the bones for disposal - bones can be kept in bins inside the refrigerator until disposal
- Nothing would be stored outside

Rellini/Pinna are just starting up a *Vermont Pork Coalition* with other farms throughout Vermont. These farms would pasture raise the pig along with other guidelines set forth in the contract. These farms would be responsible for the slaughtering.

Delivering of carcasses from slaughter houses would consist of pickup size or box trucks with delivery 2 or 3 times a week. Deliveries would be on the same day with 3 or 4 trucks arriving but not staying; just dropping of carcasses

ZA indicated that this building is already USDA certified.

Wastewater goes into the property's own septic. There was question as to the amount of salt used in curing and how that would that affect the septic. Majority of the salt is absorbed in during the curing process so very little is left in the wastewater. DRB suggest they check with the State regarding effects of salt in a septic system.

As for the log home located on site, Rellini/Pinna would like to sub-lease (with approval from ACED) the building out for office or retail space.

DRB mentioned that this is a manufacturing facility and this site is in a highway commercial zone. Without a retail outlet for this cured meat, this facility doesn't really fit this zoning district. Allowed uses are retail or warehousing, not manufacturing.

Public Comment:

Walsh mentioned that only one residence can be located on site. Doesn't prevent that more than one office can be on site.

Public Comment Closed

6. Old Business – none

Bouton made the motion to adjourn

Charbonneau seconded

Discussion – none

Vote: Yes – 6(Barrett, Bouton, Charbonneau, Fyles, Johnston, Smiley)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 8:30 PM

Respectfully Submitted By

Karen Gallott



Kathy Barrett, Chair



Tom Fyles, Vice Chair



Donald Johnston, Clerk



Timothy Bouton

Carol Charbonneau

Susan Smiley

