

**Development Review Board Minutes  
Town Offices, New Haven, Vermont  
July 7, 2014**

**Members &**

**Alternates Present:** Kathy Barrett, Tim Bouton, Steve Dupoise, Jim Gallott, Donald Johnston, Victor Bolduc-Alternate, Tom Fyles-Alternate

**Members &**

**Alternates Absent:** Donna Blaise, Mike Sweeney

**Guests:**

Steve Dupoise, Marcia Dupoise, John Madden, Mary Kellington, Rodney Case, James Walsh, Jed Malcom, John Nelson, David Shelburne, Carole Hall, Alex Horn, Linda Horn, Alan Karnatz

Tim Bouton, Chair, called the July 7, 2014 Development Review Board (DRB) meeting to order at 7:00 PM. All members and alternates present tonight will be voting.

**Visitors Business** – none

**Public Hearing**

*1) Application #2014DRB-05-PUD - Multiple use of property by Jed Malcom, parcel #0788-100.*

Alternate Fyles recused himself as he is known to the applicant.

Jed Malcom presented. Asking for PUD for multi-use of the property – duplex and woodworking shop. Barrett made the motion to continue application #2014DRB-05-PUD to the July 21, 2014 DRB meeting. Johnston seconded

Discussion: The DRB would like to see from the applicant the following:

- Lighting
- Parking & Driveway
  - designate and redraw specific parking spaces and driveway
  - remove Route 7 cut and show some kind of closure to the cut
- Show amendment of proposed building size
- Show proposed lean-to area
- South end side yard setback of 50 feet
- Screening for parking area
- Hours of operation
- Information from Lincoln Applied Geology regarding the well – if a separate well may be need

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

No – 0

Abstention – 1 (Fyles)

Motion carries.

*2) Application #2014DRB-04-SP – Amendment to existing Site Plan by C.D. Cairns Trust Partnership, dba Champlain Oil Company, parcel #0197*

David Shelburne of Donuts of Rutland (with written approval from C.D. Cairns) presented – additional freezer space located outside of the current store corner of Route 7 and Route 17.

Barrett made the motion to approve the amendment to the existing Site Plan.

Gallott seconded

Discussion – This approval does not constitute any changes to the pre-existing site plan except for the proposed freezer and pavers.

Vote Yes – 7 (Barrett, Bouton, Bolduc, Dupoise, Fyles, Gallott, Johnston)

No – 0

Abstention – 0

Motion carries.

3) *Application #2014DRB-06-NCS – expansion for a non-conforming structure by Mary Kellington, parcel #0421-100.*

Alternate Fyles recused himself as he is known to the applicant.

Mary Kellington presented. Adding a proposed deck to the east side of the house.

Gallott made the motion to approve the expansion of the non-conforming structure with the following condition:

- The deck, including the stairs to the deck does not go any further north than the northeast corner of the existing house.

Bolduc seconded

Discussion- none

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

No – 0

Abstention – 1 (Fyles)

Motion carries.

## **End of Public Hearing**

### **DRB Business**

#### **1. Sketch plan reviews**

*a) Richard Tracey Sr. and VLT-2-lot SD of parcel #0381-100.*

Alan Karnatz from Vermont Land Trust (VLT) and representing Richard Tracey Sr. presented. Subdividing off 7 acres with existing house from the remainder of the property.

DRB would like to see:

- Letter authorizing VLT as agent for Tracey's
- Show septic and replacement
- Setback from the barn
- Update the revision date of the sketch plan

#### **2. Minutes – June 16, 2014**

Barrett made the motion to approve the DRB minutes of June 16, 2014 with corrections.

Bolduc seconded

Discussion – none

Vote Yes – 6 (Barrett, Bouton, Bolduc, Dupoise, Fyles, Gallott)  
No – 0  
Abstention – 1 (Johnston)

Motion carries.

### **3) Review and sign decisions**

#### *a) Sanchez SD decision*

Barrett made the motion to approve the Findings and Decision as presented  
Bolduc seconded

Vote Yes – 6 (Barrett, Bouton, Bolduc, Dupoise, Fyles, Gallott)  
No – 0  
Abstention – 1 (Johnston)

Motion carries.

### **4) Review for compliance and sign final plats – none**

### **5) Correspondence – none**

### **6) New Business**

The Opening Meeting law went into effect July 1, 2014.

Bouton made the motion to have DRB minutes and Agenda posted on the Town Bulletin board located at the Town offices and on the Town website.

Dupoise seconded

Discussion – none

Vote Yes – 7 (Barrett, Bouton, Bolduc, Dupoise, Fyles, Gallott, Johnston)  
No – 0  
Abstention – 0

Motion carries.

### **7) Old Business - none**

Fyles made the motion to adjourn

Dupoise – seconded

Discussion – none

Vote Yes – 7 (Barrett, Bouton, Bolduc, Dupoise, Fyles, Gallott, Johnston)  
No – 0  
Abstention – 0

Motion carries.

The meeting was adjourned at 9:30 PM

Respectfully Submitted By  
Karen Gallott

Tim Bouton, Chair

Jim Gallott, Vice-Chair

Donald Johnston, Secretary

Kathy Barrett

Victor Bolduc

Steve Dupoise

Tom Fyles