

Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
HYBRID Public Meeting
Monday, July 15, 2024
Meeting Minutes

DRB Members Present:

Charlie Roy, Kathy Barrett, Tom Fyles [in person]; Paul Audy, Carol Charbonneau, Victor LaBerge [remote]

Staff Present:

Peggy Connor, Zoning Administrator, Minutes

Visitors Present:

Applicant Eugene Charlebois; Applicant Donna Seguin, Mark Stone; surveyor Adam Whitcomb [in person] and abutter Eric Neil [remote]

Call to Order:

DRB Chair Charlie Roy called the meeting to order at 7:00 p.m.

I. Adjustments to Agenda:

None.

II. Visitors Business

None.

III. Motion to Re-open Final Plat Review of Application #2024-DRB-13-SD (Seguin)

Noting that abutting property owners were notified after the initial Final Plat Review on July 1, 2024, Kathy Barrett moved to re-open Final Plat Review of Application #2024-DRB-13; Tom Fyles seconded. Roll call vote: 6 in favor (P. Audy, C. Charbonneau, V. LaBerge, T. Fyles, K. Barrett, C. Roy), 0 opposed. **MOTION PASSED.**

IV. Final Plat Review of Application #2024-DRB-13-SD submitted by Donna Seguin for a 2-lot subdivision of a 155.2-acre parcel located at 965 South Street in the RA-2/RA-10 and FD zoning districts, in accordance with Section 923 of the New Haven Zoning and Subdivision Regulations adopted April 2024

Kathy Barrett moved to approve the DRB's initial decision on July 1, 2024, and conditions stated therein; Tom Fyles seconded. Roll call vote: 6 in favor (P. Audy, C. Charbonneau, V. LaBerge, T. Fyles, K. Barrett, C. Roy), 0 opposed. **MOTION PASSED.**

V. Close hearing on Final Plat Review for Application #2024-DRB-13-SD

Tom Fyles moved to close hearing on Final Plat Review for Application #2024-DRB-13-SD; Paul Audy seconded. Roll call vote: 6 in favor (P. Audy, C. Charbonneau, V. LaBerge, T. Fyles, K. Barrett, C. Roy), 0 opposed. **MOTION PASSED.**

VI. Motion to Re-open Final Plat Review of *Application #2024-DRB-14-SD (Charlebois)

*Kathy Barrett recused, noting Emily Charlebois is her sister.

Noting that abutting property owners were notified after the initial Final Plat Review on July 1, 2024, Tom Fyles moved to re-open Final Plat Review of Application #2024-DRB-14; Carol Charbonneau seconded. Roll call vote: 6 in favor (P. Audy, C. Charbonneau, V. LaBerge, T. Fyles, C. Roy), 1 abstained (K. Barrett), and 0 opposed. **MOTION PASSED.**

54
55 **VII. Final Plat Review of Application #2024-DRB-14-SD submitted by Emily and**
56 **Eugene Charlebois for a 2-lot subdivision of a 10+ acre lot located at 2962**
57 **North Street in the RA-2 and RA-10 zoning districts, in accordance with**
58 **Section 923 of the New Haven Zoning and Subdivision Regulations adopted**
59 **April 2024**

60 It was noted that abutting property owner Betsy Curler had expressed concern to the zoning
61 administrator via email on July 9, 2024 regarding water rights of the existing spring that serves
62 three homes. The zoning administrator reviewed the deed and assured her that the rights to the
63 water source will remain intact subsequent to the subdivision. Abutter Eric Neil expressed no
64 issues with the proposed subdivision.
65

66 Tom Fyles moved to approve the DRB's initial decision on July 1, 2024, and conditions stated
67 therein; Victor LaBerge seconded. Roll call vote: 5 in favor (P. Audy, C. Charbonneau, V.
68 LaBerge, T. Fyles, C. Roy), 0 opposed, and 1 abstention (K. Barrett). **MOTION PASSED.**
69

70 **VIII. Close hearing on Final Plat Review for Application #2024-DRB-14-SD**

71 Tom Fyles moved to close the hearing on Application #2024-DRB-14-SD; Carol Charbonneau
72 seconded. Roll call vote: 5 in favor (C. Roy, P. Audy, V. LaBerge, C. Charbonneau, T. Fyles), 0
73 opposed; and 1 abstention (K. Barrett) **MOTION PASSED.**
74

75 **IX. Final Plat Review of Application #2024-DRB-09-SD submitted by Cody and**
76 **Britney Cyr on behalf of Four-Hills Gen 3, LLC (classified as a minor**
77 **subdivision April 1, 2024), per Section 923 of the New Haven Zoning and**
78 **Subdivision Regulations adopted April 2024**

79 Adam Whitcomb with Barnard & Gervais Land Surveyors provided the following updated maps:

- 80 1) Site Plan (S-1) dated 5-16-2024
- 81 2) Site Plan (S-2) dated 5-16-2024
- 82 3) Two-Lot Subdivision Survey Plat dated 5-16-2024

83 Adam advised that the applicants propose creating Lot #2 consisting of 2.08 acres by sub-
84 dividing the existing 75.7+/- acre parcel located at 1476 North Street. The new lot will meet all
85 setback requirements, utilize the current well and mound system by way of a 15' wide force
86 main easement, and the remaining land will be accessible by an existing curb cut to the field.
87

88 Kathy Barrett moved to approve the Final Plat for Application #2024-DRB-09-SD submitted by
89 Cody and Britney Cyr on behalf of Four-Hills Gen 3, LLC as presented; Tom Fyles seconded.
90 Roll call vote: 5 in favor (P. Audy, C. Charbonneau, T. Fyles, C. Roy, K. Barrett), 0 opposed.
91 **MOTION PASSED.**

92 [Victor LaBerge left meeting at 7:25 p.m.]
93

94 **Close Hearing on Final Plat Review for Application #2024-DRB-09-SD**

95 Kathy Barrett moved to close the hearing on Application #2024-DRB-09-SD; Tom Fyles
96 seconded. Roll call vote: 5 in favor (K. Barrett, C. Roy, P. Audy, C. Charbonneau, T. Fyles), 0
97 opposed. **MOTION PASSED.**
98

99 **X. Sketch Plan Review: Application #2024-DRB-15-SK submitted by Todd**
100 **Jennings, per Section 920 of the New Haven Zoning and Subdivision**
101 **Regulations adopted April 2024**

102 Applicant Todd Jennings, who was not in attendance at the meeting, submitted a proposal to
103 subdivide Lot #563 located at 4981 Munger Street in the RA-2 and RA-5 zoning districts, to
104 create an 11.8-acre parcel and a 2.3-acre parcel. Kathy Barrett moved to classify the application

Town of New Haven
Development Review Board
Meeting Minutes – July 15, 2024

105 as a minor subdivision; Carol Charbonneau seconded. Roll call vote: 5 in favor (K. Barrett, C.
106 Roy, P. Audy, C. Charbonneau, T. Fyles), 0 opposed. **MOTION PASSED.**

107
108 The application will be scheduled for Final Plat review upon receipt of a survey map.
109

110 **XI. Approval of July 1, 2024 DRB meeting minutes**

111 Kathy Barrett moved to approve July 1, 2024 DRB meeting minutes; Carol Charbonneau
112 seconded. Roll call vote: 5-0 (K. Barrett, C. Roy, P. Audy, C. Charbonneau, T. Fyles), 0
113 opposed. **MOTION PASSED.**
114

115 **XII. Adjourn**


116 Tom Fyles moved to adjourn; Carol Charbonneau seconded. Roll call vote: 5 in favor (C. Roy,
117 K. Barrett, C. Charbonneau, P. Audy, T. Fyles), 0 opposed. **MOTION PASSED.** Meeting
118 adjourned at 7:40 p.m.
119


120 Respectfully submitted,
121 Peggy Connor

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127 Charlie Roy, Chair

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127 Kathy Barrett, Vice Chair

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130 Victor LaBerge

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130 Paul Audy

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134 Carol Charbonneau

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133 Tom Fyles