

**Development Review Board Minutes
Town Office New Haven, Vermont
July 16, 2018**

ORIGINAL

Members Present: Kathy Barrett, Tim Bouton, Carol Charbonneau, Susan Smiley

Members Absent: Tom Fyles, Donald Johnston, Charlie Roy

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

Guests: Chrystal Parker, Lonie Parker

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

Adjustments to the Agenda: July 2, 2018 DRB minutes

Visitors Business:

a) Owner's presentation of new restaurant (Porky's) going into the previous Carol's Hungry Mind location on Route 7 North.

The Parker's would like to move from their current location in Vergennes (as they have outgrown it) which seats about 20 people; to the former Carol's Hungry Mind on Route 7. The Parker's business, called Porky's would be an inside sit down restaurant; as well as using the existing deck to seat about 30 people. At this time, Porky's would feature smoked meats and serve wine and beer.

- Parker's would be leasing the Route 7 property for 2 years, then looking to purchase the property
- Parker's are looking at an August 1st, 2018 grand opening event with a tent and band – this would be a one-time event
- Currently not looking to do breakfast
- Future plans are unclear at this time; but the Parker's are thinking of hosting outside events like weddings, graduation parties, etc, maybe 2 times a month
- Signage would be mounted on the roof as the "Carol's" signage was
- The food truck would be parked on site but not used on site
- The smoker, which the Parker's view as their advertisement, would be parked on site and preferably in front of the building where people can see and smell the cooked meat
 - There are two smokers both 500 gallon barrels, each with 2 chimneys, and each stand about 5 feet tall and are about 8 feet long.

The DRB indicated the Parker's would need to follow the Finding and Decisions that was drawn up for "Carol's": as in hours of operation, identifying parking spaces, curbing as required by VTrans.

Traffic flow and parking is a major issue the DRB would be looking at, as well as outdoor lighting.

Concerning housing the two smokers and food truck on site, makes this a change in the "Carol's" site plan, and an amendment to the current site plan would need to be done. The amendment should address siting of the smokers and food truck, outdoor lighting and parking; also any future plans that may be envisioned for this site.

- Amendment would need to be in to the Zoning Administrator by July 17, 2018
- Warned for August 6, 2018
- Findings and decision on August 20, 2018
- Once the findings and decision are signed, begins a 30 days appeal period

Public Hearing:

a) 2018-DRB-1-SD, Allstar Group LLC/Jipner (postponed until 9/17/2018)

Barrett opened the public hearing to postpone 2018-DRB-1-SD, Allstar Group LLC/Jipner to September 17, 2018 at 7:00 PM.

Bouton made the motion to postpone 2018-DRB-1-SD, Allstar Group LLC/Jipner to September 17, 2018 at 7:00 PM.

Smiley seconded

Discussion – none

Vote: Yes – 4 (Barrett, Bouton, Charbonneau, Smiley)

No – 0

Abstention – 0

Motion carries

DRB Business

1. Minutes

a) June 4, 2018

June 4, 2018 DRB minutes were deferred, insufficient members of the DRB were in attendance tonight.

b) July 2, 2018

Bouton made the motion to accept the July 2, 2018 DRB minutes as presented.

Charbonneau seconded

Discussion – none

Vote: Yes – 4 (Barrett, Bouton, Charbonneau, Smiley)

No – 0

Abstention – 0

Motion carries

2. Review and Sign Decisions – none

3. Review Decision Compliance and/or Sign Final Plat

a) DRB2018-06-SD Wright Stowe Revocable Trust – mylar

Barrett signed the mylar

b) DRB2017-12-BLA Recline

Conditions have not been met

4. Correspondence – none

5. Old Business – none

6. New Business – none

Charbonneau made the motion to adjourn

Bouton seconded

Discussion – none

Vote: Yes – 4 (Barrett, Bouton, Charbonneau, Smiley)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 8:10 PM

Respectfully Submitted By

Karen Gallott



Kathy Barrett, Chair



Timothy Bouton



Carol Charbonneau



Susan Smiley