

Development Review Board
Town Offices, New Haven, Vermont
July 18, 2011

Members Present: Donna Blaise, Kathy Barrett, Tim Bouton, Jim Gallott, Mike Sweeney

Members Absent: Steve Dupoise, Donald Johnston

Alternates Present: Andy Dykstra, Victor Bolduc

Staff: Zoning Administrator - Dave Wetmore

Guests: Ken Weston, Wright Stowe, Roger Stowe, Amos Roleau, Dale Hastings

Tim Bouton, Chair called the Development Review Board (DRB) meeting to order at 7:00 PM. Introduction of DRB members and others present were made to the public. Both alternates will be voting members this evening.

Public Hearing

1. Roger and Elizabeth Stowe – Boundary Line Adjustment (BLA) a final plat hearing.

Roger Stowe indicated that Lots #1 and #2 were originally 10+ acres and he would like to do a BLA to reduce the acreage of each lot as follows: Lot #1--2.019 acres and Lot #2--3.734 acres. The remainder of the lands would revert back to the farm.

The Zoning Administrator (ZA) indicated the Mylar will need to reflect required language asked for by the DRB. Weston pointed out that Note #1 on the Plat reflects what the DRB is requesting. Members of the DRB all agreed that Note #1 is acceptable.

There was discussion regarding the 30 foot Right-of-Way shown on the Plat. As this Right-of-Way was not previously shown on the former Mylar, it will now need to be changed to reflect a 50 foot wide Right-of-Way.

Barrett made the motion to approve the proposed BLA for Roger and Elizabeth Stowe as depicted on the Plat with the Right-of-Way changed from 30 feet to 50 feet.

Gallott seconded

Discussion: Roger Stowe asked about changing the acreage to Lot #1 to include the Right-of-Way and the small triangle piece of land abutting East Street. If this was done, the boundary lines would need to be changed on the Plat and the acreage to Lot #1 would increase.

Barrett withdrew her original motion and Gallott agreed to the withdrawal.

Barrett made the motion to continue the hearing for Roger and Elizabeth Stowe until the next scheduled DRB meeting on August 1, 2011.

Gallott seconded

Discussion: It was suggested that Weston (surveyor), make the following changes to the Plat:

- Note on the Plat the dotted line reflects the former boundary line
- Lot sizes will change

Vote: Yes – 7 (Barrett, Blaise, Bolduc, Bouton, Dykstra, Gallott, Sweeney)

No – 0

Abstention – 0

Motion carries

2. *Wright Stowe- preliminary plat for a 3-lot subdivision (SD) at 434 East Street.*

Roger Stowe speaking on behalf of Wright Stowe, is asking for a three lot subdivision

Lot #1 – 89.9 +/- acres includes farm structures

Lot #2 – 2.37+/- acres

Lot #3 – 2.35+/- acres

W. Stowe made sure there was 30 feet between the bunker silo and the corner as previously requested by the DRB. There are no structures on the lots other than the barn on Lot #1.

A wastewater permit from the State is on file.

A signed permit from the Town of New Haven granting a curb cut is on file.

It was pointed out that Lot #3 should show a wastewater easement for the Lot #2 septic.

Opened for Public Comment

None

Public Comment Closed

Sweeney made a motion to move the Wright Stowe 3-lot SD to a final hearing on August 1, 2011.

Barrett seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bolduc, Bouton, Dykstra, Gallott, Sweeney)

No – 0

Abstention – 0

Motion carries

End of Public Hearing

1.a. Amos Roleau sketch plan review for a 2 lot Subdivision (SD)

Came tonight with a sketch plan showing a six subdivision; Roleau would like to change the configurations of the property to reflect a two lot subdivision. Lot #1 would be 32+/- acres and Lot #2 would be 10.07+/- acres.

The curb cut for Lot #2 is approved from the State and needs to be shown on the site plan.

The Right-of-Way for the septic will also need to be shown on the site plan.

After some discussion between the board and the ZA, Roleau may come back to the board with a two lot subdivision or possibly the six lot subdivision.

1.b. Bruce Sturtevant sketch plan review for a variance

Sturtevant did not show this evening; the DRB briefly discussed the application with the Zoning Administrator.

1.c. Dale Hastings sketch plan review for a BLA for Lots #3 and #4 at 999 Dog Team Road.

Hastings indicated Lots #1 and #2 have been sold. Hastings would like to do a BLA between Lots #3 and #4, which he still owns. The proposed BLA would make Lot #3-2.1 acres and Lot #4-26.6 acres. A curb cut for Lot #3 has been done. A proposed house for Lot #3 would be located to the east of the major gully. The proposed BLA for Lot #3 would meet the required lot depth and width and front setback.

Hastings verified that the Lots #1 and #2 were not sold with a septic easement on Lots #3 or #4.

Standard BLA language will need to be added to the site plan (clarifying that no new lots will be created out of this BLA). And old boundary lines should be shown as a light gray dashed line.

The title on the site plan will need to be changed to read a BLA for lots #3 and #4.

A septic easement will need to be shown from Lot #3 to Lot #4.

Hastings should make sure there is adequate space for a house to be built on the east side of the gully.

Minutes

Blaise made the motion to accept the minutes of the 6/20/2011 DRB meeting as presented.

Gallott seconded

Discussion - none

Vote: Yes – 5 (Blaise, Bolduc, Bouton, Gallott, Sweeney)

No – 0

Abstention – 2 (Barrett, Dykstra)

Correspondence

Piper, Eggelston & Cramer – Questions to petitioners regarding the Shunt Reactors

Piper, Eggelston & Cramer – Responses from petitioners regarding the Shunt Reactors

Piper, Eggelston & Cramer – Correspondence RE: Shunt reactors

Wastewater permit for Brett Schreiber

Wastewater permit for Allen Rotax on Mountain Ridge Road

Wastewater permit for Champlain Oil –Jiffy Mart Store at RT 7 & 17

Wastewater permit for Gerhard and Mary Meyer on Pearson Road

Final inspection & certification report for Brenda Kenfield

New Business – none

Old Business – none

Gallott made the motion to adjourn

Blaise seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bolduc, Bouton, Dykstra, Gallott, Sweeney)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 9:00 PM

Respectfully Submitted By
Karen Gallott



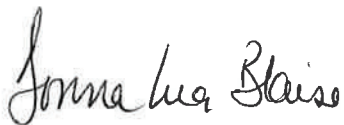
Tim Bouton, Chair



Jim Gallott, Vice Chair



Kathy Barrett



Donna Blaise



Victor Bolduc



Andy Dykstra

Mike Sweeney