

Town of New Haven  
DEVELOPMENT REVIEW BOARD MEETING  
HYBRID Public Meeting  
Monday, July 1, 2024  
Meeting Minutes

**DRB Members Present:**

Charlie Roy [7:15 arrival], Kathy Barrett, Paul Audy, Carol Charbonneau, Victor LaBerge, Tom Fyles

**Staff Present:**

Peggy Connor, Zoning Administrator, Minutes

**Visitors Present:**

Applicants Emily and Eugene Charlebois; Donna Seguin, Mark Stone, and Mike Lee.

**Call to Order:**

DRB Vice Chair Kathy Barrett called the meeting to order at 7:03 p.m.

**I. Adjustments to Agenda:**

None.

**II. Visitors Business**

None.

**III. Final Plat Hearing on 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**

Applicant Donna Seguin noted there have been no changes to the subdivision plat since the sketch plan review held on February 19, 2024. The plat received by the zoning administrator on June 27, 2024, shows proposed Lot #2 consisting of 89.4 acres, and proposed Lot #3 consisting of 50 acres. The existing right of way (ROW) will allow access to Lot #3. Tom Fyles pointed out that it appears the ROW is entirely on Lot #2, and therefore must be extended beyond the pin to allow access to Lot #3.

Paul Audy moved to approve the minor subdivision as presented on the condition that the final Mylar shows the right of way extending into Lot #3; Carol Charbonneau seconded. Motion carried with a vote of 5-0 (K. Barrett, P. Audy, V. LaBerge, C. Charbonneau, T. Fyles), 0 opposed. **MOTION PASSED.**

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

Kathy Barrett moved to close the hearing on Application #2024-DRB-13-SD; Paul Audy seconded. Motion carried with a vote of 5-0 (Barrett, P. Audy, V. LaBerge, C. Charbonneau, T. Fyles), 0 opposed. **MOTION PASSED.**

[Charlie Roy joined meeting at 7:15 p.m.]

**V. Final Plat Review of Application #2024-DRB-14-SD submitted by Emily and Eugene Charlebois for a 2-lot subdivision of a 10+ acre parcel located at 2962 North Street in the RA-2 and RA-10 zoning districts, in accordance with Section 923 of the New Haven**

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

Applicants Emily and Eugene Charlebois noted no changes from the sketch plan review held on June 3, 2024. The subdivision plat received by the zoning administrator on June 3, 2023, shows the creation of Lot #2 consisting of 2.03 acres, leaving the remaining Lot #1, consisting of 8.60 acres in the RA-2 and RA-10 zoning districts. Applicants plan to apply to the selectboard for a road access permit.

Victor LaBerge moved to approve the proposed minor subdivision as presented, with the condition the final Mylar shows the proposed curb cuts; Tom Fyles seconded. Motion carried with a vote of 5-0 (C. Roy, P. Audy, V. LaBerge, C. Charbonneau, T. Fyles), 0 opposed; and 1 abstention (K. Barrett) **MOTION PASSED.**

63  
64 **VI. Close hearing on Final Plat Review for Application #2024-DRB-14-SD**

65 Paul Audy moved to close the hearing on Application #2024-DRB-14-SD; Tom Fyles seconded.  
66 Motion carried with a vote of 5-0 (C. Roy, P. Audy, V. LaBerge, C. Charbonneau, T. Fyles), 0 opposed;  
67 and 1 abstention (K. Barrett) **MOTION PASSED.**  
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69 **VII. HEARING CONTINUED FROM JUNE 17, 2024: Site Plan Re-approval for Mike Lee d/b/a**  
70 **New Haven Power Equipment, Application #2023-DRB-05-SP [DRB site plan approval**  
71 **dated July 17, 2023, has expired for failure to submit Mylar map within 180 days, in**  
72 **accordance with the conditions set forth.]**

73 \*Kathy Barrett recused, noting absence from site visit and June 19, 2023 hearing when original decision  
74 was issued.  
75

76 Applicant Mike Lee noted there have been no changes to the site plan presented to the DRB and  
77 subsequently approved on July 17, 2023. He will submit a 18" x 24" Mylar, in accordance with Section  
78 924 of the New Haven Zoning and Subdivision Regulations, to replace the 24" x 36" Mylar submitted on  
79 May 28, 2024.  
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81 Paul Audy moved to reinstate the Development Review Board's original decision regarding #2023-DRB-  
82 05-SP dated July 17, 2023, and all conditions therein; Victor LaBerge seconded. Motion carried with a  
83 vote of 5-0 (C. Roy, P. Audy, V. LaBerge, C. Charbonneau, T. Fyles), 0 opposed; and 1 abstention (K.  
84 Barrett) **MOTION PASSED.**  
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86 **Close Hearing on Site Plan Re-Approval Application #2023-DRB-05-SP**

87 Paul Audy moved to close the hearing on Application #2023-DRB-05-SP; Carol Charbonneau seconded.  
88 Motion carried with a vote of 5-0 (C. Roy, P. Audy, V. LaBerge, C. Charbonneau, T. Fyles), 0 opposed;  
89 and 1 abstention (K. Barrett) **MOTION PASSED.**  
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91 **VIII. Approval of June 17, 2024 DRB meeting minutes**

92 Kathy Barrett moved to approve June 17, 2024 DRB meeting minutes; Carol Charbonneau seconded.  
93 Motion carried with a vote of 5-0 (C. Roy, K. Barrett, V. LaBerge, P. Audy, C. Charbonneau), 1  
94 abstention (T. Fyles)  
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96 **Approval of May 20, 2024 DRB meeting minutes**

97 Kathy Barrett moved to approve May 20, 2024 DRB meeting minutes; Victor LaBerge seconded. Motion  
98 carried with a vote of 4-0 (K. Barrett, P. Audy, V. LaBerge, T. Fyles), 2 abstentions (C. Roy, C.  
99 Charbonneau)  
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101 **IX. Adjourn**

102 Carol Charbonneau moved to adjourn; Tom Fyles seconded. Motion carried with 6 in favor (C. Roy, K.  
103 Barrett, C. Charbonneau, P. Audy, V. LaBerge, T. Fyles), 0 opposed. **MOTION PASSED.**  
104 The meeting was adjourned at 7:40 p.m.  
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106 Respectfully submitted,  
107 Peggy Connor

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112 Charlie Roy, Chair

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112 Kathy Barrett, Vice Chair

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115 Victor LaBerge

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115 Paul Audy

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118 Carol Charbonneau

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118 Tom Fyles