

Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
HYBRID Public Meeting
Monday, July 3, 2023
Meeting Minutes

DRB Members Present:

Charlie Roy, Kathy Barrett, Carol Charbonneau (remote), Roger Hamilton (remote)

Absent: Don Johnston, Paul Audy, Victor LaBerge, Tom Fyles

Staff Present:

Peggy Connor, Zoning Administrator, Minutes

Visitors Present:

Ashley Peluso, Kevin Cleary, Michael Farnsworth

Call to Order:

Chair Charlie Roy called the meeting to order at 7:05 p.m.

I. Adjustments to Agenda:

- Formally close hearing held June 19, 2023 on Lee Site Plan, Permit #2023-DRB-05 SP

II. Visitors Business

None.

III. Application #2023-DRB-06-BLA: Request by Ashley-Ann Peluso, 683 Quarry Road, for boundary line adjustment

Ashley Peluso reviewed the plat plan drafted by Ronald L. LaRose, dated October 23, 1996, showing her property line is 23' vs. 25' from the north-facing side of her house located at 683 Quarry Road in the RA-2 zoning district. The 219' strip of land located between her property and the neighbor to the north is owned by Phil and Shelly Bartsch who have agreed to adjust the boundary line northwest at an angle from the existing driveway to maintain their frontage, and allow for an additional 31' to satisfy the side setback requirement to allow Ashley to build an attached 24' x 32' garage. The line would be moved 5' to the north, proceed at a northwest angle to 31', then straight back to the current western property line. Ashley advised that the surveyor has marked the proposed boundary line adjustment with flags, which will be replaced with pins upon DRB approval.

Kathy Barrett moved to approve application #2023-DRB-06 BLA as presented on the plot plan on condition the pins will be set; Carol Charbonneau seconded.

MOTION PASSED:

4 - Yes (K. Barrett, C. Charbonneau, R. Hamilton, C. Roy)

0 - No

IV. Close Hearing

Kathy Barrett moved to close the hearing for Application #2023-DRB-06 BLA; Carol Charbonneau seconded.

MOTION PASSED:

4 - Yes (K. Barrett, C. Charbonneau, R. Hamilton, C. Roy)

0 - No

V. Application #2023-DRB-07-BLA: Request by Michael Farnsworth, 1051 North Street, for boundary line adjustment

Mike Farnsworth reviewed the survey map of his property located in the RA-2/RA-10 zoning districts drafted by LaRose Surveys dated January 11, 2018. Mike requests a boundary line

60 adjustment on the northwest corner to allow the current 4-acre lot with existing house, garage, 3
61 outbuildings and shed be reduced to 2 acres to include house and garage only. Mike also plans
62 to build a house behind the shed on the 60+/- acre lot.

63
64 Kathy Barrett moved to approve Application #2023-DRB-07-BLA on condition any applicable
65 wastewater permit be approved by the State; Roger Hamilton seconded.

66
67 **MOTION PASSED:**
68 **4 - Yes (K. Barrett, C. Charbonneau, R. Hamilton, C. Roy)**
69 **0 – No**

70
71 **VI. Close hearing**
72 Kathy Barrett moved to close the hearing for Application #2023-DRB-07 BLA; Roger Hamilton
73 seconded.

74
75 **MOTION PASSED:**
76 **4 - Yes (K. Barrett, C. Charbonneau, R. Hamilton, C. Roy)**
77 **0 – No**

78
79 **VII. Approval of June 19, 2023 Meeting Minutes**
80 Deferred for lack of quorum of those present at the June 19th hearing.

81
82 **Adjustment to Agenda:**
83 ➤ **Formally close hearing held June 19, 2023 re: Permit #2023-DRB-05 SP**
84 Deferred for lack of quorum of those present at the June 19th hearing.

85
86 **VIII. Adjourn**
87 Kathy Barrett moved to adjourn; Carol Charbonneau seconded.

88
89 **MOTION PASSED:**
90 **4 - Yes (K. Barrett, C. Charbonneau, R. Hamilton, C. Roy)**
91 **0 – No**

92 Meeting adjourned at 7:30 p.m.

93
94 Respectfully submitted,
95 Peggy Connor

96
97
98
99 _____
Charlie Roy, Chair

Kathy Barrett

100
101 _____
Carol Charbonneau

Roger Hamilton