

**Development Review Board Minutes**  
**Town Office New Haven, Vermont**  
**June 17, 2019**

Members Present: Paul Audy, Kathy Barrett, Carol Charbonneau, Tom Fyles, Donald Johnston, Susan Smiley

Members Absent: Charlie Roy

Staff: Karen Gallott-Minute Taker

Guests: none

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

**Adjustments to the agenda** - none

**Visitors Business** – none

**Public Hearings** – none

**Sketch Plan Reviews**

a ) *Farnsworth sketch plan for subdividing his property on the corner of North Street and Quarry Road.*

Donald Johnston recused himself.

A letter authorizing Donald Johnston to present on Mr. Farnsworth's behalf was presented.

Donald Johnston explained that Farnsworth owned a 57 +/- acre lot located at the corner of North Street and Quarry Road. Farnsworth would like to subdivide it into 3 lots.

- Lot #1 to include the current house and all outbuildings with road frontage on North Street
- Lot #2 (approx., 2 acres) to include the apartment building with road frontage on North Street and Quarry Rd
- Lot #3 to include the remaining lands with road frontage on Quarry Rd

Lot #1 would have an easement for the driveway and parking for the apartment building located on Lot #2.

The setback requirement between the outbuildings and the boundary line on Lot #1 may not be met.

Farnsworth might have to ask for a variance.

There would be no new construction.

There was discussion regarding the abutting 2acre separate lot by deed, which surrounds the current house.

Does this 2 acre lot make this proposed subdivision a 2 lot subdivision with a boundary line adjustment, or a 3 lot subdivision? The DRB would prefer doing a boundary line adjustment first and then do the 2 lot subdivision.

Charbonneau made the motion based on the information presented to the DRB, to do a boundary line adjustment and a 2 lot subdivision; not a 3 lot subdivision and waiving the second permit fee as per current discussion. Additional suggestion presented, would be to do a reduced permit fee for the second permit. Audy was not in favor of this waiver as it would set precedence for future permit fees.

Audy seconded

Vote: Yes – 1 (Charbonneau)

No – 4 (Audy, Barrett, Fyles, Smiley)

Abstention – 1 (Johnston)

Motion did not pass.

The warning for a boundary line adjustment will be posted for July 15' 2019.

b) *Scott Hardy* – did not show.

**DRB Business**

**1. Minutes of May 20, 2019**

Audy made the motion to approve the DRB minutes of May 20, 2019 as presented.

Fyles seconded

Discussion – none

Vote: Yes – 4 (Audy, Barrett, Fyles, Johnston)

No – 0

Abstention – 2 (Charbonneau, Smiley)

Motion carries

**2. Review and Sign Decisions**

a) *2019DRB-06-BLA by John & Carmen Palmer at 328 North Street. The original 3 acre lot will be decreased from 3 acres to 2 acres and the remaining acreage will increase from 245 acres to 246 acres.*

Johnston made the motion to accept the Findings and Decisions as written.

Fyles seconded

Discussion – none

Vote: Yes – 4 (Audy, Barrett, Fyles, Johnston)

No – 0

Abstention – 2 (Charbonneau, Smiley)

Motion carries

**3. Review decision compliance and/or sign final plats – none**

**4. Correspondence – none**

**5. Old Business – none**

**6. New Business**

- Aaron Brown has been hired as the new Zoning Administrator and Town Administrator. He will begin July 9, 2019.
- DRB will meet on July 1, 2019.

Fyles made the motion to adjourn

Charbonneau seconded

Discussion – none

Vote: Yes 6 (Audy, Barrett, Charbonneau, Fyles, Johnston, Smiley)

No -0

Abstention – 0

Motion carries and the meeting was adjourned at 7:30 PM

Respectfully Submitted By  
Karen Gallott

Kathy Barrett, Chair

Tom Fyles, Vice Chair

Donald Johnston, Clerk

Paul Audy

Carol Charbonneau

Susan Smiley