

Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
HYBRID Public Meeting
Monday, June 17, 2024
Meeting Minutes

DRB Members Present:

Charlie Roy, Kathy Barrett, Paul Audy, Carol Charbonneau, Victor LaBerge.

Absent: Tom Fyles

Staff Present:

Peggy Connor, Zoning Administrator, Minutes

Visitors Present:

Applicants Frances and David Caccavo, and Mike Lee.

Call to Order:

DRB Chair Charlie Roy called the meeting to order at 7:00 p.m.

I. Adjustments to Agenda:

None.

II. Visitors Business

None.

III. Final Plat Hearing on Application #2024-DRB-08-SD submitted by David and Frances Caccavo of 1423 North Street, New Haven, VT for a *5-lot subdivision per Section 924 of the New Haven Zoning and Subdivision Regulations adopted April 2024. [Preliminary Plat Hearing held May 20, 2024]

*Clerical error noted on agenda: "4-lot subdivision" should read "5-lot subdivision."

DRB members reviewed survey plat submitted April 16, 2024, noting the map does not include lot dimensions or curb cuts; however, an updated survey plat was submitted by Kevin LaRose earlier in the day showing the following lot dimensions for the proposed subdivision:

Lot #1: 4.4+/- acres with 569'+/- road frontage; min. depth of 417.54' +/-

Lot #2: 2.3+/- acres and 200'+/- road frontage; min. depth of 413.01' +/-

Lot #3: 2.0+/- acres with 200'+/- road frontage; min. depth of 356.83' +/-

Lot #4: 2.1+/- acres with 275'+/- road frontage; min. depth of 300' +/-

Lot #5: 40.5 +/- acres with existing 4 barns, garage, shed, and house; min. depth of 980.60'+/-

Frances Caccavo noted that a neighbor has an alternative septic on the property located closer to the farm but does not impact proposed lots.

Kathy Barrett noted that the final Mylar map should show curb cuts accessing the proposed lots, in addition to wells and septic. Frances will reach out to the road commissioner and apply to the selectboard for road access permits.

Kathy Barrett moved to approve the 5-lot subdivision as presented, pending approval for curb cuts, which should be shown on the Mylar, together with wells and septic; Carol Charbonneau seconded. Motion carried with a vote of 5-0 (C. Roy, K. Barrett, P. Audy, V. LaBerge, C. Charbonneau), 0 opposed. **MOTION PASSED.**

Kathy Barrett moved to close the hearing on application #2024-DRB-08-SD; Victor LaBerge seconded. Motion carried with a vote of 5-0 (C. Roy, K. Barrett, P. Audy, V. LaBerge, C. Charbonneau), 0 opposed. **MOTION PASSED.**

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61 **IV. Site Plan Re-approval for Mike Lee d/b/a New Haven Power Equipment,**
62 **Application #2023-DRB-05-SP [DRB site plan approval dated July 17, 2023,**
63 **expired for failure to submit Mylar map within 180 days, in accordance with the**
64 **conditions set forth.]**
65

66 *Kathy Barrett recused herself from the Lee proceeding, noting that she was not present for the
67 site visit or the June 19, 2023, DRB hearing when the original decision was issued.
68

69 In addition to the condition to file the approved plat within 180 days of the DRB decision issued
70 July 17, 2023, DRB members cited a number of other conditions listed as part of the decision;
71 specifically that “Any and all judgments pertaining to the property remain valid after the issuance
72 of this approval, and any and all orders within those judgments requiring Mike Lee to take
73 actions regarding the property and to pay fines and other sums owed remain in effect.”
74

75 Although Mike Lee advised he has not yet received all state permits as one of the 10 conditions
76 listed on the July 17, 2023, DRB decision, the required grading necessary to bring the slope
77 ratio in compliance with the Town’s zoning regulations is complete, and has been confirmed by
78 road commissioner Bruce Many.
79

80 Noting the DRB members who were present at the July 17, 2023 DRB hearing included Don
81 Johnston who has since stepped down from the DRB, and Tom Fyles not in attendance, Carol
82 Charbonneau moved to table re-approval of the DRB decision on application #2023-DRB-05-SP
83 until all members are present to review the conditions of the original decision; Victor LaBerge
84 seconded. Motion carried with a vote of 4-0 (C. Roy, P. Audy, V. LaBerge, C. Charbonneau), 1
85 abstained (K. Barrett), 0 opposed. **MOTION PASSED.**
86

87 Hearing continued to July 1, 2024.
88

89 **V. Approval of June 3, 2024, DRB meeting minutes**

90 Kathy Barrett moved to approve DRB meeting minutes for June 3, 2024; Carol Charbonneau
91 seconded. Motion carried with a vote of 5-0 (C. Roy, K. Barrett, P. Audy, V. LaBerge, C.
92 Charbonneau), 0 opposed. **MOTION PASSED.**
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94 **Approval of May 20, 2024, DRB meeting minutes**

95 DEFERRED for lack of quorum of those present at the May 20, 2024, DRB meeting.
96

97 **VI. Adjourn**

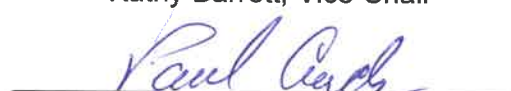
98 Carol Charbonneau moved to adjourn; Victor LaBerge seconded. Motion carried with 5 in favor
99 (C. Roy, K. Barrett, C. Charbonneau, P. Audy, V. LaBerge), 0 opposed. **MOTION PASSED.**
100 The meeting was adjourned at 7:50 p.m.

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102 Respectfully submitted,
103 Peggy Connor

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108 Charlie Roy, Chair

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108 Kathy Barrett, Vice Chair

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111 Victor LaBerge

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111 Paul Audy

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116 Carol Charbonneau
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New Haven, Vermont Development Review Board

Agenda

June 17, 2024

78 North Street, New Haven, VT 05472 | **Remote Attendance Available**

Pursuant to 24 VSA 117, the New Haven Development Review Board will hold a public meeting on Monday, June 17, 2024, at 7:00 p.m. to consider the following business:

- I. Adjustments to Agenda
- II. Visitors' Business
- III. Final Plat Hearing on Application #2024-DRB-08-SD submitted by David and Frances Caccavo of 1423 North Street, New Haven, VT for a 4-lot subdivision per Section 924 of the New Haven Zoning and Subdivision Regulations adopted April 2024. [Preliminary Plat hearing was held May 20, 2024.]
- IV. Close hearing on Permit #2024-DRB-08-SD
- V. Site Plan **Re-approval** for Mike Lee d/b/a New Haven Power Equipment, Application #DRB-2023-SP [DRB site plan approval dated July 17, 2023 has expired for failure to submit Mylar map within 180 days, in accordance with the conditions set forth.]
- VI. Approval of June 3, 2024, and May 20, 2024 DRB meeting minutes
- VII. Adjourn

To join meeting remotely via Zoom:

<https://zoom.us/j/98142119190?pwd=U0pFdDQ2a1ZRZzVCRkN4ZGcyYUF3dz09>

Meeting ID: 981 4211 9190

Passcode: 4jYbTA

Posted: 6/13/2024 at the Village Green Market, New Haven Post Office, and New Haven Town Office

