

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55

**Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
HYBRID Public Meeting
Monday, June 20, 2022
Meeting Minutes**

DRB Members Present:

In Person: Charlie Roy, Kathy Barrett, Tom Fyles, Don Johnston, Victor LaBerge
Remote: Carol Charbonneau, Paul Audy

ABSENT:

Susan Smiley

Staff Present:

Peggy Connor, Zoning Administrator, Minutes

Visitors Present:

Steve and Marcia Dupoise (sketch plan review), David Hills and John Monks (Deer View Project)

Call to Order:

DRB Chair Charlie Roy called the meeting to order at 7:04 p.m.

I. Adjustments to Agenda:

None.

II. Visitors' Business

None.

III. Permit #2022-DRB-06-SK: Steve and Marcia Dupoise are requesting a Sketch Plan review per Section 220 of the New Haven Subdivision Regulations for a proposed 2-lot subdivision located at 229 Ethan Allen Highway

Steve Dupoise noted that he is seeking to subdivide 11.33 acres from the northern portion of the total 29.33-acre parcel which abuts Belden Falls Road, located in the Highway Commercial zoning district. Retaining 18 acres allows for compliance with the State's stormwater permitting process regarding impervious surfaces. Steve plans to sell the 11.33-acre parcel (Lot 2) to Silver Maple Construction, and may add two additional storage buildings on Lot 1 in the future.

Tom Fyles moved to warn the sketch plan as a minor subdivision; Kathy Barrett seconded.

Roll call vote:

Yes – 6 (K. Barrett, C. Roy, P. Audy, D. Johnston, C. Charbonneau, V. LaBerge)

No – 0

Abstention: D. Johnston

MOTION PASSED. Sketch Plan to be Warned as Minor Subdivision for July 18th

IV. Permit #2022-DRB-04-CU Bill Sinks d/b/a Multy Builders, LLC; CONTINUATION of Conditional Use Hearing held June 6, 2022, per Section 341 of the New Haven Zoning Bylaws, related to the development of one of six proposed structures on a 66-acre parcel located on the east side of Ethan Allen Highway; specifically, a woodworking business on Lot 6

Project Manager David Hills summarized the narrative provided by John Monks (available on the Town's website), noting that Vermont Tree Goods will have its primary mill and wood drying operations, as well as a woodshop and showroom. Normal hours of operation for the mill and woodshop are planned for weekdays 8:00 a.m. to 5:00 p.m., and showroom hours are initially planned for 10:00 a.m. to 7:00 p.m. Wednesday-Sunday. Parking for up to 20 vehicles is planned on the far westerly side of the building envelope, and delivery truck traffic is likely to be

Town of New Haven
Development Review Board
Meeting Minutes – June 20, 2022

56 less than one per hour per weekday. In total, there may be 20-50 vehicles per day during
57 business hours.

58
59 Kathy Barrett noted that the DRB may make a decision on the conditional use for Lot 6, pending
60 approval of the Boundary Line Adjustment to be warned for July 18th.

61
62 Regarding hours of operation, Kathy suggested that Vermont Tree Goods owner John Monks
63 consider applying for a maximum number of hours, noting that the woodshop and showroom are
64 not required to stay open, but must not exceed the hours of operation that will be cited in the
65 decision. John therefore suggested revising the woodshop hours of operation from 7:00 a.m. to
66 7:00 p.m. Monday through Saturday, and the showroom 7 days per week from 9:00 a.m. to 7:00
67 p.m.

68
69 In terms of noise, John explained that the electric chainsaw he uses creates significant less
70 noise than a conventional band saw, similar to that of a large table saw, and will be used inside
71 a well-insulated building. Regarding waste disposal, he advised that he plans to set up a heat-
72 generating compost system that will not only heat his building, but hopefully other buildings in
73 the complex. He agreed to show access to the back of the proposed mill for log deliveries on the
74 site plan and demonstrate adequate room for truck turn-arounds as well as sufficient customer
75 parking, and to show the location of the compost system.

76
77 David Hills indicated that the types of lights planned for the parking lot will comply with the
78 Town's performance standards cited in Section 820 of the Zoning Bylaws, and that there may
79 be adjustments to the parking lot configuration.

80
81 **Next steps:** Prior to continuation of the conditional use hearing for Lot 6, and boundary line
82 adjustment hearing for the entire project, the applicant will provide updated information to the
83 ZA early in the week of July 11th so that both may be warned for the July 18th DRB meeting.
84 Also:

- 85
86 ➤ Correction on Boundary Line Adjustment Plat: Under "Industrial District (ID)" under
87 "Town of New Haven Zoning Information" the "lot area minimum" should read "1 acre"
88 (instead of "20 acres")
89 ➤ Show access road around building on Lot 6
90 ➤ Show overflow parking in back
91 ➤ Show compost area
92 ➤ Show lighting in back and side of building on Lot 6
93

94 Kathy Barrett moved to continue the conditional use hearing for Lot 6 and warn the boundary
95 line adjustment for July 18th; Victory LaBerge seconded.

96 **Roll call vote:**

97 **Yes – 7 (K. Barrett, C. Roy, P. Audy, D. Johnston, C. Charbonneau, V. LaBerge,**
98 **Do. Johnston)**

99 **No – 0**

100 **MOTION PASSED. Continuation of Conditional Use hearing re: Lot 6 and Boundary Line**
101 **Adjustment hearing for Deer View project to be warned for July 18th**

102
103 **V. Approval of DRB meeting minutes for June 6, 2022**

104 Kathy Barrett moved to approve DRB meeting minutes for June 6, , 2022; Don Johnston
105 seconded.

106 **Roll call vote:**

107 **Yes – 5 (K. Barrett, D. Johnston, C. Charbonneau, V. LaBerge, P. Audy)**

Town of New Haven
Development Review Board
Meeting Minutes – June 20, 2022

108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136

No – 0

Abstentions: C. Roy, T. Fyles

MOTION PASSED. minutes APPROVED as presented.

Adjournment

Carol Charbonneau moved to adjourn; Paul Audy seconded.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,
Peggy Connor

Charlie Roy, Chair

Kathy Barrett, Vice Chair

Victor LaBerge

Carol Charbonneau

Don Johnston

Tom Fyles

Paul Audy