

Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
HYBRID Public Meeting
Monday, June 3, 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 Emily and Eugene Charlebois.

Call to Order:

DRB Chair Charlie Roy called the meeting to order at 7:15 p.m.

I. Adjustments to Agenda:

None.

II. Visitors Business

None.

III. Sketch Plan Review rescheduled from May 20, 2024 on Application #2024-DRB-12-SK submitted by Emily Charlebois for a 2-lot subdivision located in the RA-2 and RA-10 zoning districts at 2962 North Street per Section 920 of the New Haven Zoning and Subdivision Regulations adopted April 2024

Applicant Emily Charlebois submitted an updated copy of the site plan showing the proposed subdivision of the existing 10+ acres located in the RA2 and RA10 zoning districts to create Lot #1, an 8.60 +/- acre parcel, and Lot #2, consisting of 2.03 +/- acres. The map also shows the 600-foot minimum lot depth for the RA-2 portion on proposed Lot #1.

Kathy Barrett noted that the proposed subdivision will create a lot consisting of 8 +/- acres partially located in the RA10 zoning district, which requires 10 acres in total acreage; therefore, any future building in the RA-10 portion of the lot will not be allowed under New Haven's Zoning and Subdivision Regulations.

In terms of access, Eugene Charlebois explained that there will be a shared driveway initially, and later a right of way (ROW). It was recommended that the proposed driveway be included on the updated survey map, and that an application to the Selectboard be submitted for driveway access.

Charlie Roy moved to classify the sketch plan for application #2024-DRB-12-SK as a minor subdivision and schedule a final plat hearing; Victor Laberge seconded. Motion carried with a vote of 4-0 (C. Roy, P. Audy, V. LaBerge, C. Charbonneau), 0 opposed, and 1 recused (K. Barrett). **MOTION PASSED.** Final Plat hearing to be scheduled in early July.

IV. Approval of DRB meeting minutes for May 6, 2024

Kathy Barrett moved to approve meeting minutes for May 6, 2024; Carol Charbonneau seconded. Motion carried with 5 in favor (C. Roy, K. Barrett, C. Charbonneau, P. Audy, V. Laberge), 0 opposed. **MOTION PASSED.**

Approval of DRB meeting minutes for May 20, 2024

Lacking a quorum of those present at the May 20th DRB meeting, approval of minutes **DEFERRED.**

Town of New Haven
Development Review Board
Meeting Minutes – June 3, 2024

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V. Adjourn

Carol Charbonneau moved to adjourn; Paul Audy seconded. Motion carried with 5 in favor (C. Roy, K. Barrett, C. Charbonneau, P. Audy, V. LaBerge), 0 opposed. **MOTION PASSED.**

Meeting adjourned at 7:35 p.m.

Respectfully submitted,
Peggy Connor



Charlie Roy, Chair



Kathy Barrett, Vice Chair



Victor LaBerge



Paul Audy



Carol Charbonneau

New Haven, Vermont Development Review Board

Agenda

June 3, 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 3, 2024, at 7:00 p.m. to consider the following business:

- I. Adjustments to Agenda
- II. Visitors' Business
- III. Sketch Plan Review rescheduled from May 20, 2024 on application #2024-DRB-12-SK submitted by Emily Charlebois for a 2-lot subdivision located in the RA-2/RA-10 zoning districts at 2962 North Street per Section 920 of the New Haven Zoning and Subdivision Regulations adopted April 2024.
- IV. Approval of DRB meeting minutes for:
 - May 6, 2024
 - May 20, 2024
- V. Adjourn

To join meeting remotely via Zoom:

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

Meeting ID: 981 4211 9190

Passcode: 4jYbTA

Posted: 5/30/2024 at the Village Green Market, New Haven Post Office, and New Haven Town Office

