

**Development Review Board
Town Offices, New Haven, Vermont
June 4, 2012**

Members Present: Kathy Barrett, Donna Blaise, Tim Bouton, Jim Gallott, Donald Johnston

Members Absent: Steve Dupoise, Mike Sweeney

Alternates: Victor Bolduc

Staff: Zoning Administrator-Dave Wetmore

Guests: Mark Smith

Tim Bouton, Chair, called the Development Review Board (DRB) meeting to order at 7:00 PM. Victor Bolduc will be a voting member tonight.

Public Hearing

1. *Green Pasture Meats, Inc., Mark Smith – application #2012-DRB-03 – this is a site plan request for a butcher shop and commercial office located at 16 Campground Road in the Highway Commercial district. This hearing is continued from May 21, 2012.*

Mark Smith presented a new site plan for the Campground site. Smith has decreased the size and layout of the building which will be the butcher shop and refrigerated storage. He has enlarged the parking area to 18 spaces to allow for employee and customer parking. This was done by expanding the parking lot and removing the existing sign. There is potential space for two parallel handicap parking spaces if they are required by the State. There is now room for delivery trucks to back up to either of the loading docks. There is no need for a truck to back in from Campground Road.

Instead of a cement curb there will be large boulder type stones set along the edge of the parking area.

Proposing large clay pots planted with bushes/plants along the east side of the building for landscaping.

Smith may put a dormer roof (not extending past the eaves) over the customer entrance door to shield from rain and snow.

There will be an additional two exterior lights added to the existing 2 exterior lights on the outside of the building. All exterior lights will be downcast lighting.

- One on the north side of the building
- One over the meat delivery door
- One over the customer entry
- One over the general delivery door

Smith reiterated that the portable mobile unit will not be parked at this site; it will be parked off site.

Smith would like to put up two wall signs with one foot block lettering - one over the Customer Entrance facing Route 7 and one on the south side of the building over the general delivery door.

There was discussion regarding signage.

The DRB asked and Smith confirmed that:

- Mobile unit will not be parked on site
- Offal will not be on site
- Bones & trimming from the butchering will be stored in refrigerated storage
- Green Pastures Meats, Inc. will purchase meat from producers, not individuals
- No poultry processing

The DRB felt this proposed business fits as a retail space and a retail space is a permitted use. The house will be used as office space for Green Pasture Meats, Inc.; there will be no one living in the house.

Gallott made the motion to approve the site plan as presented with the addition of:

Handicap parking spaces should they be required from the State

Including two wall signs not to exceed 300 sq ft

Including one direction sign not to exceed 4 sq ft

Including that the lighting be classified as Class 2 lighting

Bolduc seconded

Discussion – none

Vote: Yes – 5 (Barrett, Blaise, Bolduc, Bouton, Gallott)

No – 0

Abstention – 1 (Johnston)

Motion carries

Bouton, Chair closed the public hearing for Green Pasture Meats.

2. *Wright Stowe – preliminary plat 3-lot Subdivision, #2011-DRB-28- this is the subdivision proposed that is along Route 17. This hearing is continued from May 7 and May 21, 2012.*

The New Haven Fire Department has sent in their comments.

- A hammer head turn around for fire trucks and rescue vehicles needs to be built for Lot #6.
- 911 signs need to be posted at the “Y” of the access road; before the beginning of private driveways.
- Width of the access road: whatever the width of the road is then the base of the road needs to be at that same width.
- The private drive to Lot #6: from the Beginning of the “Y” at the end of the access road to the new proposed hammerhead turnaround should be changed from 12 feet to 18 feet.

The letter of intent from VTrans has not arrived yet.

Barrett made the motion to move this preliminary plat to a final hearing at the next DRB meeting that meets the scheduling requirements; with the following requirements:

Landscaping plan

Letter of intent from VTrans

Road maintenance agreement provided provisions for winter weather

Provision for a Road Standard

A hammerhead turnaround is provided for Lot #6

911 signs are posted at the “Y” on the access road

Gallott seconded with additional amendment:

The Road maintenance agreement should include winter maintenance for both hammerhead turn arounds.

Discussion - none

Vote: Yes – 6 (Barrett, Blaise, Bolduc, Bouton, Gallott, Johnston)

No – 0

Abstention – 0

Motion carries

DRB Business

I. **Sketch Plan Reviews** – none

II. **Review of Minutes**

Barrett made the motion to approve the May 21, 2012 DRB minutes as presented

Gallott seconded

Discussion – none

Vote: Yes – 5 (Barrett, Blaise, Bolduc, Bouton, Gallott)

No – 0

Abstention – 1 (Johnston)

Motion carries

III. **Review and Sign Decisions** – none

IV. **Review for compliance and sign final plat**

a. Wright Stowe – 4 lot Subdivision – postponed by DRB

V. **Correspondence**

a. John Madden – June 1, 2012 correspondence RE: Cross Pollination

b. John Madden – June 4th correspondence RE: Cross Pollination

VI. **New Business**

VII. **Old Business** – none

Bolduc made the motion to adjourn

Barrett seconded

Discussion – none

Vote: Yes – 6 (Barrett, Blaise, Bolduc, Bouton, Gallott, Johnston)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 8:25 PM

Respectfully Submitted By

Karen Gallott



Tim Bouton, Chair



Jim Gallott, Vice Chair



Donna Blaise



Kathy Barrett

Victor Bolduc



Donald Johnston

