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Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
HYBRID Public Meeting
Monday, June 5, 2023
Meeting Minutes

DRB Members Present:

In Person: Charlie Roy (joined meeting remotely at 7:16 p.m.), Carol Charbonneau, Victor LaBerge, Don Johnston, Paul Audy
Absent: Kathy Barrett, Roger Hamilton, Tom Fyles

Staff Present:

Peggy Connor, Zoning Administrator, Minutes

Visitors Present:

Mike Lee (applicant), Steve Delphia, Alex Layn

Call to Order:

Don Johnston called the meeting to order at 7:15 p.m.

I. Adjustments to Agenda:

ZA Peggy Connor noted that in addition to the site plan, Mike Lee will also discuss his plans for grading improvements.

II. Visitors Business

None.

III. Application #2023-DRB-05: Mike Lee d/b/a New Haven Power Equipment is requesting site plan review and approval for sales and service of outdoor power equipment and sheds/portable buildings, located at 3065 Ethan Allen Highway, in accordance with Article II, Sections 341 and 352

Applicant Mike Lee reviewed the site plan based on a topographic survey by Jason Barnard Consulting, LLC dated March 7, 2014, noting that the map accurately depicts the layout as it exists today in terms of buildings and property boundaries. He has since re-graded the south slope, and now plans to work with Delphia Excavating to achieve an even grade on the entire parcel for improved drainage. Mike added that the existing cement light pole bases have been there for over 15 years but he has no plans to install lights, and the driveway will remain the same.

Noting #4 on the map's "project notes" that reads, "For clarity, text noting existing items are lower case, and text noting proposed items are upper case," Don Johnston summarized the changes or additions for which the applicant is seeking approval:

- 1) Construction of a 40' x 70' building
- 2) Re-grading the area to achieve an even slope to ensure compliance

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Charlie Roy suggested the DRB conduct a site visit on the property. Don Johnston so moved; Victor LaBerge seconded.

Motion passed:

5 – Yes (C. Roy, D. Johnston, V. LaBerge, P. Audy, C. Charbonneau)
0 – No

IV. Close conditional use hearing

The hearing was recessed and will reconvene at the site of New Haven Power Equipment, 3065 Ethan Allen Road at 6:00 p.m. prior to the DRB meeting at 7:00 p.m. on Monday, June 19th.

V. Approval of May 15, 2023 meeting minutes

Victor LaBerge moved to approve DRB meeting minutes for May 15, 2023; Carol Charbonneau seconded.

Motion PASSED:

4 – Yes (C. Roy, D. Johnston, V. LaBerge, C. Charbonneau)
0 – No
1 – Abstention (P. Audy)

VI. Adjourn

Carol Charbonneau moved to adjourn; Victor LaBerge seconded.

Motion PASSED unanimously; meeting adjourned at 7:45 p.m.

Respectfully submitted,
Peggy Connor

Charlie Roy, Chair

Victor LaBerge

Paul Audy

Carol Charbonneau

Don Johnston