

**Town of New Haven**  
**DEVELOPMENT REVIEW BOARD MEETING**  
**HYBRID Public Meeting**  
**Monday, March 18, 2024**  
**Meeting Minutes**

**DRB Members Present:**

*In person:* Charlie Roy, Kathy Barrett, Carol Charbonneau. *Remote:* Roger Hamilton and Tom Fyles

*Absent:* Paul Audy, Don Johnston, Victor LaBerge

**Staff Present:**

Peggy Connor, Zoning Administrator, Minutes

**Visitors Present:**

Benj Deppman, Leonard Barrett, Cindy Kayhart, Ken Button, Megan Sutton, Brenda Deering

**Call to Order:**

DRB Chair Charlie Roy called the meeting to order at 7:02 p.m.

**I. Adjustments to Agenda:**

None.

**II. Visitors Business**

None.

**III. CONTINUED HEARING RE: #2024-DRB-01-CU submitted by Addison County Field Days, Inc., 1790 Field Days Road, first heard on January 22, 2024, for a conditional use permit for commercial outdoor recreation in the RA-2/RA-10 zoning districts, per New Haven Zoning Bylaws Section 341**

Benj Deppman spoke on behalf of Field Days, noting that at the last hearing on January 22<sup>nd</sup>, two issues remained: 1) how the Town's zoning regulations apply to the fairgrounds, which has been in existence well before zoning regulations were established; and 2) the definition of a "campground" and how it relates to Field Days.

Benj explained that any campers parked along the camper line at the easterly edge of the large parking lot north of the Field Days' main fairgrounds are not being utilized for "vocational or recreational purposes," as "campground" is defined in the Town's zoning bylaws. Instead, this area is used by vendors during Field Days or personnel working for Dreamland Amusements; however, Benj added that it will be made clear that this camper line is not available for weddings or other non-fair events. He added that members of the Field Days Board of Directors want to be good neighbors, and have taken steps to address the level of noise and lighting at non-fair events such as weddings by requiring that music end by 10:00 p.m., and keeping neighbors informed of upcoming events or any changes in parking due to weather.

Kathy Barrett moved to approve the conditional use permit submitted by Addison County Field Days, Inc. with the following conditions:

- 1) Music for weddings held at the venue must end at 10:00 p.m.
- 2) Down-shielded lighting, and lights turned off at night.
- 3) Campers may be connected to water and power only, and parked at the lower end of the parking lot during Field Days. Campers are not allowed overnight at any other time.
- 4) Any new construction must come before the DRB for a site plan review.

Carol Charbonneau seconded the motion.

**Roll call vote:**

**3 - Yes (K. Barrett, C. Charbonneau, C. Roy)**

**1 - No (R. Hamilton)**

**1 - Abstention (T. Fyles)**

**MOTION FAILED**

Town of New Haven  
Development Review Board  
Meeting Minutes – March 18, 2024

61  
62 Tom Fyles cited a conflict of interest as Benj Deppman serves as his personal attorney. Roger  
63 Hamilton opposed setting restrictions on non-fair events which may result in fewer benefit  
64 events being held at the fairgrounds site. He added that neighbors were, or should have been,  
65 aware of non-fair events long held on the site prior to buying or building homes near the  
66 fairgrounds. In terms of mitigating lights and noise, Roger supported the idea of planting trees,  
67 and scheduling a site visit by the DRB.  
68

69 Field Days Board member Molly Sutton pointed out that the issue of restricting noise levels,  
70 lighting, and parking, came about as a result of an exceptionally wet year in 2023, which  
71 required a reconfiguration of parking. She added that, should there be similar extraordinary  
72 conditions in the coming years, both the Town and neighbors will be notified of any change in  
73 parking.  
74

75 Brenda Deering added that at the DRB's meeting in January, Bruce Putnam had advised that  
76 the area is far too wet and would require a special kind of tree or fencing, which would be an  
77 expensive undertaking. Brenda also noted that in order for newly planted trees to have any  
78 impact on screening, it would take years for the trees to mature.  
79

80 Roger Hamilton advised he would consider changing his vote on the motion if the applicants are  
81 in support of the conditions set forth.  
82

83 Benj Deppman expressed his support for the motion as worded, and reiterate that lights will be  
84 turned off in a timely manner at night; the Field Days Board of Directors will be more aware of  
85 noise levels during events, deprioritize the camper line within neighbors' view, and any lights in  
86 the camper lot turned off except for those required for safety measures.  
87

88 Kathy Barrett amended the motion to exclude a time limit on the benefit tractor pull held in  
89 September; Carol Charbonneau seconded.  
90

91 **Roll call vote:**

92 **4 - Yes (K. Barrett, C. Charbonneau, C. Roy. R. Hamilton)**

93 **0 – No**

94 **1 – Abstention (T. Fyles)**

95 **AMENDMENT PASSED**  
96

97 Amended Motion re-read prior to roll call vote:

98 Kathy Barrett moved to approve the conditional use permit submitted by Addison County Field  
99 Days, Inc. with the following conditions to apply, with the exception of the benefit tractor pull  
100 held in September:

- 101 1) Music for weddings held at the venue must end at 10:00 p.m.
- 102 2) Down-shielded lighting, and lights turned off at night.
- 103 3) Campers may be connected to water and power only, and parked at the lower end of the  
104 parking lot during Field Days. Campers are not allowed overnight at any other time.
- 105 4) Any new construction must come before the DRB for a site plan review.
- 106 5) The 10:00 p.m. end time may be extended for the benefit tractor pull held in September.  
107

108 **Roll call vote:**

109 **4 - Yes (K. Barrett, C. Charbonneau, C. Roy. R. Hamilton)**

110 **0 – No**

111 **1 – Abstention (T. Fyles)**

112 **MOTION PASSED AS AMENDED**  
113

114 **IV. Close hearing on Permit #2024-DRB-01-CU Addison County Fair & Field Days,**  
115 **Inc.**

Town of New Haven  
Development Review Board  
Meeting Minutes – March 18, 2024

117  
118 Kathy Barrett moved to close the hearing on permit #2024-DRB-01-CU Addison County Fair &  
119 Field Days, Inc.; Carol Charbonneau seconded.  
120

121 **Roll call vote:**  
122 **5 - Yes (K. Barrett, C. Charbonneau, C. Roy, R. Hamilton T. Fyles)**  
123 **0 - No**  
124 **MOTION PASSED**  
125 Hearing closed.  
126

127 **V. Approval of February 19, 2024 DRB Meeting Minutes**  
128 Kathy Barrett moved to approve DRB meeting minutes for February 19, 2024; Carol  
129 Charbonneau seconded.  
130

131 **Roll call vote:**  
132 **4 - Yes (K. Barrett, C. Charbonneau, C. Roy, T. Fyles)**  
133 **0 - No**  
134 **1 - Abstention (R. Hamilton)**  
135 **MOTION PASSED**  
136


137 **Approval of July 3, 2023 DB Meeting Minutes**  
138 Kathy Barrett moved to approve DRB meeting minutes for July 3, 2023; Carol Charbonneau  
139 seconded.  
140

141 **Roll call vote:**  
142 **4 - Yes (K. Barrett, C. Charbonneau, C. Roy, R. Hamilton)**  
143 **0 - No**  
144 **1 - Abstention (T. Fyles)**  
145 **MOTION PASSED**  
146

147 **V. Adjourn**  
148 Carol Charbonneau moved to adjourn; T. Fyles seconded.  
149 **MOTION PASSED:**  
150 **5 - Yes (K. Barrett, C. Charbonneau, R. Hamilton, T. Fyles, C. Roy)**  
151 **0 - No**  
152

153 Meeting adjourned at 7:50 p.m.  
154


155 Respectfully submitted,  
156 Peggy Connor  
157

158  
159  
160   
161 Charlie Roy, Chair

160   
161 Kathy Barrett

162  
163   
164  
165 Carol Charbonneau

166  
167   
168 Roger Hamilton

167  
168  
169   
170 Tom Fyles  
171