

Town of New Haven  
DEVELOPMENT REVIEW BOARD MEETING  
HYBRID Public Meeting  
Monday, May 15, 2023  
Meeting Minutes

**DRB Members Present:**

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

*Absent:* Paul Audy, Roger Hamilton

**Staff Present:**

Peggy Connor, Zoning Administrator, Minutes

**Visitors Present:**

Langdon Smith, Jr.

**Call to Order:**

DRB Chair Charlie Roy called the meeting to order at 7:01 p.m.

**I. Adjustments to Agenda:**

None.

**II. Visitors Business**

None.

**III. Final Plat Approval re: Two-lot subdivision application submitted by Langdon G. Smith, Jr., located at 547 North Street – Continued from May 1, 2023**

Applicant Langdon (Lanny) Smith, Jr. reviewed the updated survey plat dated May 2, 2023, drafted by Barnard & Gervais, LLC, noting the following changes, as suggested by the DRB at its meeting on May 1<sup>st</sup>:

1. The right-of-way width for North Street measures 99' feet back from the center line.
2. The required 100' setback for the proposed new dwelling in RA-10 is now met.
3. A quit claim deed with neighbors James Derosia and Connie Gendreau is currently being drafted by attorneys.
4. RA-2 boundary line of 400' is in compliance with the current zoning map criteria.
5. Deed is referenced for southern lot.

Tom Fyles moved to approve Permit #DRB-20230-03 SD for a minor subdivision as presented; Carol Charbonneau seconded. Don Johnston recommended the following conditions:

- Compliance with Note 11 on the plat which states: "The common boundary lines between the lands of Langdon Smith, Jr. & Catherine Smith and the lands of James Derosia & Connie Gendreau are based upon the location agreed upon by the aforementioned parties, oral testimony from Langdon Smith, Jr. dated 4/10/2023, and the recorded distances stated in two warranty deeds found in Volume 36 at Pages 215 and 218 of the Town of New Haven land records. It is advised that quit-claim deeds be transferred between said landowners and recorded in the town land records concurrent with this two-lot subdivision survey plat."
- All state wastewater permits must be approved.
- Corner posts to be put in ground for final survey.

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**Motion PASSED to approve the Final Plat for DRB-2023-03 SD, with conditions as noted above:**

**6 – Yes (K. Barrett, C. Roy, D. Johnston, V. LaBerge, T. Fyles, C. Charbonneau)**  
**0 – No**

**IV. Close subdivision hearing**

Kathy Barrett moved to close the subdivision hearing for Application #DRB-2023-03 SD; Tom Fyles seconded.

**Motion PASSED to close the hearing:**

**6 – Yes (K. Barrett, C. Roy, D. Johnston, V. LaBerge, T. Fyles, C. Charbonneau)**  
**0 – No**

**V. Approval of May 1, 2023 meeting minutes**

Victor LaBerge moved to approve DRB meeting minutes for May 1, 2023; Carol Charbonneau seconded.

**Motion PASSED:**

**6 – Yes (K. Barrett, C. Roy, D. Johnston, V. LaBerge, T. Fyles, C. Charbonneau)**  
**0 – No**

**VI. Adjournment**

Carol Charbonneau moved to adjourn; Tom Fyles seconded.

**Motion PASSED: Meeting adjourned at 7:40 p.m.**

The next DRB meeting is scheduled for Monday, June 5, 2023 to consider Application #DRB-2023-05 SP [Lee], a site plan review and approval for sales and service of outdoor power equipment and sheds at New Haven Power Equipment located at 3065 Ethan Allen Highway.

Respectfully submitted,  
Peggy Connor

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Charlie Roy, Chair

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Kathy Barrett, Vice Chair

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Victor LaBerge

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Carol Charbonneau

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Don Johnston

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Tom Fyles