

**Development Review Board Minutes
Town Offices, New Haven, Vermont
May 19, 2014**

Members &

Alternates Present: Kathy Barrett, Tim Bouton, Steve Dupoise, Jim Gallott, Tom Fyles-Alternate

Members &

Alternates Absent: Donna Blaise, Donald Johnston, Mike Sweeney, Victor Bolduc –Alternate

Visitors:

Otto Hansen, Maureen Lester, Sam Lester

The Chair, Tim Bouton, called the May 19, 2014 Development Review Board meeting (DRB) to order at 7:00 PM. Alternate Tom Fyles will be a voting member tonight. It was agreed by all present the Visitors Business would be delayed until after the Public Hearing.

Public Hearing

1. *Application 2014DRB-03-SP – amendment to existing Site Plan by R.L. Vallee, Inc., dba New Haven Irving and Maplefields. The applicant is requesting modifications to existing fuel canopy.*

Otto Hansen, General Manager for RL Vallee and for all Maplefields locations in VT and NH, presented tonight. Tonight's presentation is for the change to the fascia of the canopy at the Maplefields located on Ethan Allen Hwy (Route7). RL Vallee made a recent change from Mobil to Irving gasoline. The Mobil canopy had a blue wrap around it with a lit Mobil sign one facing south and one facing north. RL Vallee would like to change that sign to reflect the Irving brand. Irving has a plastic fascia that attaches to the canopy all the way around. Irving signs of similar size would replace the Mobil signs (Exhibit 1). The blue area of the fascia is not proposed to be lit. The name Irving and the red band around the canopy are proposed to be lit.

The Zoning Administrator (ZA) thought that the proposed LED lights used for the red band would be very bright, thus the ZA thought it best that this application come before the DRB.

Hansen indicated that the LED lights within the band are not individual lights but rather strip lights located behind the red plastic fascia, making the band glow rather than throw out light as a single blubs would do. Exact measurements were not available but Hansen recollected that the red band was a few inches tall. The blue band on the fascia will not be lit. Canopy lighting would be on a timer set to turn on one half hour before sunset and go off when employees leave at midnight. There is no change in the size or in the current down lighting of the canopy.

Hours of operation are from 5:00 AM to midnight – no change from the previous occupant.

RL Vallee is proposing new gas, kerosene & diesel pump valances.

The ZA has currently given a permit for the free standing pole harp gas sign.

Open for Public Comment

The Lester's concern is the lights. Currently they see the signage through their windows at night and want to make sure the new signage is not brighter than the old. Maureen Lester expressed concern about the proposed pole harp sign.

Hansen indicated that the proposed pole harp sign would be a bit smaller (no more than 113 sq. ft.) than the existing Mobil sign (124 to 127 sq. ft.) and would be entirely internally light.

The DRB Chair indicated that unfortunately the proposed pole harp sign is not part of this application and the sign has been previously approved. He asked that RL Vallee be respectful of the surrounding neighborhood and use as low wattage LED's as possible.

Public Comment Period Closed

The DRB asked that RL Vallee send this signage proposal to the State to make sure the proposed signage is a minor change and would not come under Act 250.

Gallott made a motion to approve the site plan with the following conditions:

- Illuminated only during hours of operation 5 AM to Midnight
- The illuminated red band is not considered a lighted sign in the future for any future additions

Barrett seconded

Barrett made an amendment asking for compliance to Act 250 other State Permits.

Gallott agreed to the amendment.

The new motion now reads:

Approve the site plan with the following conditions:

- Illuminated only during hours of operation 5 AM to Midnight
- The illuminated red band is not to be considered a lighted sign for any future additions in the future
- Compliance with Act 250 and other State permits

Discussion: There was considerable discussion regarding the lumens of light. This discussion did not result in any change to the motion.

Vote: Yes – 5 (Barrett, Bouton, Dupoise, Fyles, Gallott)

No – 0

Abstention – 0

Motion carries

Public Hearing Closes

Visitors Business – none

DRB Business:

1. Sketch plan reviews – none

2. Minutes – approval of the May 5, 2014 DRB minutes

Two board members were not present tonight that were present at the May 5, 2014 meeting.

Approval of these minutes could not be done.

3. Review and Sign Decisions – none

4. Review for Compliance and Sign Final Plats – none

5. Correspondence – none

6. New Business

There is a proposed joint meeting scheduled for June 23, 2014 at 7:00 PM between the DRB, PC and Select Board. This meeting is to understand what each individual board is working on. The DRB Chair asked DRB members to work on a list of issues to work on with the other boards.

7. Old Business – none

Barrett made the motion to adjourn

Dupoise seconded

Discussion – none

Vote: Yes – 5 (Barrett, Bouton, Dupoise, Fyles, Gallott)

No – 0

Abstention – 0

Motion carries

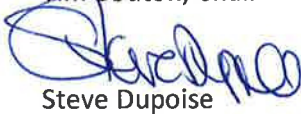
The meeting was adjourned at 8:00 PM

Respectfully Submitted By

Karen Gallott



Tim Bouton, Chair


Steve Dupoise
Jim Gallott, Vice Chair
Kathy Barrett

Tom Fyles

