

Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
HYBRID Public Meeting
Monday, May 1, 2023
Meeting Minutes
DRAFT

DRB Members Present:

In Person: Charlie Roy, Kathy Barrett, Carol Charbonneau, Paul Audy, Don Johnston
Remote: Victor LaBerge, Roger Hamilton, Tom Fyles

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 7:00 p.m.

I. Adjustments to Agenda:

None.

II. Visitors Business

None.

III. Two-lot Subdivision Application #DRB-2023-03 SD submitted by Langdon G. Smith, Jr., located at 547 North Street – Continued from March 20, 2023, and again on April 3, 2023

Applicant Langdon (Lanny) Smith, Jr. reviewed the survey plat drawn by Barnard & Gervais, LLC, noting that the 23.98-acre parcel located in the RA-2/RA-10 zoning districts shows his existing house on the 9.7+/-acre lot (Lot #1), and a proposed subdivision consisting of 2.01 acres (Lot #2) on which his daughter plans to build a single-family house, and a third lot. The existing leach field will serve both lots, and an easement is proposed from Lot #1 to Lot #2. In addition, the Smiths own the 14.9-acre third lot to the south, which has not been surveyed

Don Johnston expressed concerns with the survey plat, including:

- The drawing appears to depict a 3-lot subdivision.
- There is no survey stamp or signature on the survey plat; nor are there signatures on the boundary line agreement note.
- The map indicates “2” SFPF...leaning north,” which does not appear in the legend, so the meaning of “SFPF” is unclear.
- The survey notes indicate that, “The common boundary lines between the lands of Langdon Smith, Jr. & Catherine Smith and the lands of James Derosia & Connie Gendreau are based on the location agreed upon;” however, the neighboring property owners have not signed off.
- There should be two separate deeds, and as stated in the survey notes, “It is recommended that deeds be transferred between said landowners and recorded in the Town Land Records,” which Don explained should happen prior to DRB approval. This is not a boundary line adjustment but a deed recognition of the boundaries.

Town of New Haven
Development Review Board
Meeting Minutes – April 3, 2023

- 57 ➤ Survey notes cite that “The Right of Way width for North Street, Town Highway #6, of 6
58 rods (99’) is based on previous surveys of record;” however, using the existing scale, the
59
60 ➤ width is 60’+/-, which in turn, changes the setback lines for the 2.01-acre proposed lot.
61 Once the pin is relocated back from the ROW, the total acreage will be altered, which
62 will then require relocating other pins to maintain a 2-acre lot.
63

64 Kathy Barrett added:

- 65
66 ➤ Because the parcel is located in both RA-2 and RA-10 zoning districts, the boundary line
67 of the RA-2 zoning district needs to be corrected to read 300’ in order to comply with the
68 depth measurements cited on the current Town Zoning Districts Map.
69

70 Lanny explained that the original boundary posts had been removed so the intent is to re-set the
71 pins in the morning, and Jim Derosia and Connie Gendreau will provide a written statement
72 agreeing to the boundary lines, after which the surveyors will stamp and sign the plat map.
73

74 Don pointed out that the survey note on the lower right of the map states that “These plans with
75 latest revisions should only be used for the purpose of...final local review;” however, the DRB
76 cannot give final approval until corrections are made on the final plat. DRB members agreed
77 that approving the subdivision with conditions would not be appropriate since the current survey
78 map requires a significant number of changes, including:
79

- 80 1. The right-of-way issue needs to be resolved (ROW scale states 60’ width but should be
81 99’);
- 82 2. Boundary line with neighbors requires a legal document (i.e., quit claim deed or signed
83 agreement) to be recorded in the land records;
- 84 3. Setback to be 100’ from centerline of road;
- 85 4. Need deed reference for southerly lot;
- 86 5. RA-2 boundary line should read 300’.
87

88 Kathy Barrett moved to continue the final plat review to Monday, May 15, 2023; Victor LaBerge
89 seconded.

90 **Roll call vote: Yes – 8 (C. Charbonneau, V. LaBerge, P. Audy, K. Barrett, D. Johnston, T.
91 Fyles, R. Hamilton, C. Roy)**
92 **No – 0**

93 **MOTION PASSED: #DRB-2023-03 SD will be continued on May 15, 2023**
94

95 **IV. Close subdivision hearing**

96 Application #DRB-2023-03 SD to be continued on May 15, 2023
97

98 **V. Approval of April 3, 2023 meeting minutes**

99 K. Barrett moved to approve DRB meeting minutes for April 3, 2023; Tom Fyles seconded.

100 **Roll call vote: Yes – 4 (K. Barrett, C. Roy, V. LaBerge, R. Hamilton)**
101 **No – 0**

102 **Abstaining – 4 (C. Charbonneau, P. Audy, D. Johnston, T. Fyles)**

103 **MOTION PASSED: April 3, 2023 Meeting Minutes APPROVED**
104
105
106
107
108

109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141

VI. Adjournment

Carol Charbonneau moved to adjourn; Tom Fyles seconded.

Roll call vote: Yes – 8 (C. Charbonneau, V. LaBerge, P. Audy, K. Barrett, D. Johnston, T. Fyles, R. Hamilton, C. Roy)
No – 0

MOTION PASSED: Meeting adjourned at 7:50 p.m.

The next DRB meeting is scheduled for Monday, May 15, 2023.

Respectfully submitted,
Peggy Connor



Charlie Roy, Chair



Kathy Barrett, Vice Chair



Victor LaBerge

Roger Hamilton



Carol Charbonneau



Don Johnston

Paul Audy



Tom Fyles