

Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
HYBRID Public Meeting
Monday, May 20, 2024
Meeting Minutes

DRB Members Present:

In person: Kathy Barrett, Paul Audy. *Remote:* Victor LaBerge, Tom Fyles

Absent: Charlie Roy, Carol Charbonneau

Staff Present:

Peggy Connor, Zoning Administrator, Minutes

Visitors Present:

Applicants Francie and David Caccavo, Leland and Megan Ooms, Emily and Eugene Charlebois.

Call to Order:

DRB Vice Chair Kathy Barrett called the meeting to order at 7:03 p.m.

I. Adjustments to Agenda:

Delete IV.

II. Visitors Business

None.

III. Preliminary Plat Hearing on Application #2024-DR B-08-SD submitted by David and Frances Caccavo of 1423 North Street, New Haven, VT for a 4-lot subdivision (determined as a major subdivision at sketch plan review on February 19, 2024), per Section 922 of the New Haven Zoning and Subdivision Regulations adopted April 2024

The Caccavos proposed creating an additional 4 lots on their 52 +/-acre parcel in the RA-2 zoning district to create:

Lot 1: 4.4+/- acres

Lot 2: 2.3 +/- acres

Lot 3: 2 +/- acres

Lot 4: 2.1 +/- acres

Lot 5: w/existing house and barns: 40.5+/- acres

Francie Caccavo noted that Lot 1 will be larger as a result of a number of swales on the proposed 4.4-acre lot. The soil on the entire parcel has successfully perked, and will be verified by surveyor Ron LaRose.

Kathy Barrett moved to hold a Final Plat hearing on the Caccavo major subdivision June 17, 2024; Paul Audy seconded.

Roll call vote: 4 in favor (K. Barrett, P. Audy, V. LaBerge, T. Fyles); none opposed. **MOTION PASSED.**

IV. Close hearing on Permit #2024-DRB-08-SD – deferred to June 17, 2024 at conclusion of Final Plat Hearing

V. Conditional Use Hearing on Application #2024-DRB-11-CU submitted by Megan Ooms of 261 Belden Falls Road, New Haven, VT for a home business per Sections 329 and 610 of the New Haven Zoning and Subdivision Regulations adopted April 2024

Applicants Megan and Leland Ooms want to establish a landscaping home business on their property, and eventually employ up to 2 people as the business grows. They will utilize up to 1,200 square feet of the existing 40' by 40' two-story barn on their property for storage on the

Town of New Haven
Development Review Board
Meeting Minutes – May 20, 2024

59
60 floor. There will only be standard landscaping equipment on site, and there are no plans to add
61 to the existing down-shielded outside lighting. Hours of operation will be from 7:00 a.m. to 6:00
62 p.m. Monday through Saturday.

63
64 Victor LaBerge moved to approve the landscaping home business as presented with the
65 following conditions:

- 66
67 ➤ Hours of operation will be from 7:00 a.m. to 6:00 p.m. 6 days/week Monday-Saturday
68 ➤ Home business shall occupy up to 1,200 square feet of space in the existing barn
69 ➤ Outside lighting to consist of current down-shielded lights
70 ➤ The number of non-resident employees to be limited to two
71

72 Tom Fyles seconded the motion.

73
74 Roll call vote: 4 in favor (K. Barrett, P. Audy, V. LaBerge, T. Fyles); none opposed. **MOTION**
75 **PASSED.**

76
77 **VI. Close hearing on Permit #2024-DRB-11-CU**

78 Kathy Barrett moved to close the hearing on permit #2024-DRB-11-CU; Victor LaBerge
79 seconded.

80 Roll call vote: 4 in favor (K. Barrett, P. Audy, V. LaBerge, T. Fyles); none opposed. **MOTION**
81 **PASSED.**

82
83 **VII. Sketch Plan Review on Application #2024-DRB-12-SK submitted by Emily**
84 **Charlebois for a 2-lot subdivision located in the RA-2/RA-10 zoning districts at**
85 **2962 North Street per Section 920 of the New Haven Zoning and Subdivision**
86 **Regulations adopted April 2024**

87 Kathy Barrett recused herself, noting that applicant Emily Charlebois is her sister. Lacking a
88 quorum, the sketch plan review on application #2024-DRB-12-SK will be rescheduled at the
89 next DRB meeting on Monday, June 3, 2024 at 7:00 p.m.
90

91 **VIII. Approval of May 6, 2024 DRB meeting minutes**

92 Approval of May 6, 2024 DRB meeting minutes deferred for lack of a quorum of those present
93 on May 6th.
94

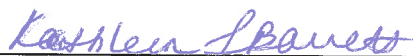
95 **IX. Adjourn**

96 Tom Fyles moved to adjourn; Victor LaBerge seconded.

97
98 Roll call vote: 4 in favor (K. Barrett, P. Audy, V. LaBerge, T. Fyles); none opposed. **MOTION**
99 **PASSED.**

100
101 Meeting adjourned at 7:35 p.m.

102
103 Respectfully submitted,
104 Peggy Connor

105
106
107
108 

109 Kathy Barrett, Vice Chair

110
111
112
113 

114 Victor LaBerge



Paul Audy



Tom Fyles

New Haven, Vermont Development Review Board

Agenda

May 20, 2024

78 North Street, New Haven, VT 05472 | **Remote Attendance Available**

Pursuant to 24 VSA 117, the New Haven Development Review Board will hold a public meeting on Monday, May 20, 2024, at 7:00 p.m. to consider the following business:

- I. Adjustments to Agenda
- II. Visitors' Business
- III. Preliminary Plat Hearing on application #2024-DRB-08-SD submitted by David and Frances Caccavo of 1423 North Street, New Haven, VT for a 4-lot subdivision (determined as a major subdivision at sketch plan review on February 19, 2024), per Section 922 of the New Haven Zoning and Subdivision Regulations adopted April 2024.
- ~~IV. Close hearing on Permit #2024-DRB-08-SD~~
- V. Conditional Use Hearing on application #2024-DRB-11-CU submitted by Megan Ooms of 261 Belden Falls Road, New Haven, VT for a home business per Sections 329 and 610 of the New Haven Zoning and Subdivision Regulations adopted April 2024.
- VI. Close hearing on Permit #2024-DRB-11-CU
- VII. Sketch Plan Review on application #2024-DRB-12-SK submitted by Emily Charlebois for a 2-lot subdivision located in the RA-2/RA-10 zoning districts at 2962 North Street per Section 920 of the New Haven Zoning and Subdivision Regulations adopted April 2024.
- VIII. Approval of May 6, 2024 DRB meeting minutes
- IX. Adjourn

To join meeting remotely via Zoom:

<https://zoom.us/j/98142119190?pwd=U0pFdDQ2a1ZRZzVCRkN4ZGcyYUF3dz09>

Meeting ID: 981 4211 9190

Passcode: 4jYbTA

Posted: 5/16/2024 at the Village Green Market, New Haven Post Office, and New Haven Town Office

**Town of New Haven
Public Meeting Sign-In Sheet**

Date: *May 20, 2024*
Meeting: *DRB*

Name	Address	Agenda Item of Interest
<i>Francie Caccavo</i>	<i>1423 North St</i>	<i>Caccavo subdiv</i>
<i>David Caccavo</i>	<i>1423 North St</i>	<i>Caccavo subdiv</i>
<i>Leland Combs Megan Combs</i>	<i>261 Belden Falls Road</i>	<i>Home Business</i>
<i>Emily Charlebois</i>	<i>2962 North</i>	<i>sub div</i>
<i>Eugene Charlebois</i>	<i>2962 North</i>	<i>sub div</i>