

**Development Review Board
Town Offices, New Haven, Vermont
May 21, 2012**

Members Present: Kathy Barrett, Donna Blaise, Tim Bouton, Steve Dupoise, Jim Gallott, Mike Sweeney

Members Absent: Donald Johnston

Alternates: Victor Bolduc

Staff: Zoning Administrator-Dave Wetmore

Guests: Mark Smith, Rod Case, Bill Brooks, Jim Walsh

Tim Bouton, Chair, called the Development Review Board (DRB) meeting to order at 7:00 PM. Victor Bolduc will be a voting member tonight.

Public Hearing

Green Pasture Meats, Inc., Mark Smith – application #2012-DRB-03 – this is a site plan request for a butcher shop and commercial office located at 16 Campground Road in the Highway Commercial district.

Smith indicated that he needs to file a change of use permit for the property at 16 Campground Road to a retail store. Previous use was a log home business. Smith would like to expand garage area to 2,000 sq feet and open up an "old fashion" meat market butcher shop offering custom cuts of locally raised meats with a small retail area offering beer, wine, cheese; in the future they would like to expand to locally raised products as well. Smith envisions this retail shop to be more like Shelburne Meat Market, not like a mini market.

Meat would arrive as sides and quarters at the Campground location via Green Pasture Meats,, Inc. a mobile unit that travels from farm to farm to slaughter animals. The enclosed mobile unit holds approximately 10 beef or 25 hogs would come to the Campground Road site where the meat would be unloaded. If there is no other location for the mobile unit to go to, the truck would be parked at the Campground Road site.

Cleaning of the truck (blood, wastes, etc.) would be done off site. Smith was uncertain where that off site location would be at this time. The DRB specifically asked if the mobile unit truck would be parked/stored at any time at the Campground Road site. Smith indicated that the Campground Road site is limited in space for customer parking and delivery so the mobile unit would only be on site for off-loading.

By products –Smith indicated trimmings and bones would be stored in a refrigerated area inside the building and then shipped to a rendering plant. There is one in Williston, VT and one in NY State.

Non-edible offal products - there are two options the owner of the animal(s) will have:

- Compost off products following accepted State practices
- Hire Green Mountain Meat to take away off products to a rendering plant –DRB specifically asked if any of the hides or offal products would come back to the Campground Site. Smith indicated no, they would not.

The store would operate under State inspection as Smith is not currently envisioning shipping out of State. If he does ship out of State the store would have to be USDA inspected. The meat prior to coming to the site would already be USDA inspected meat.

The parking lot shown on the site plan does not meet the 75 foot setback. Smith indicated that there are new plans that show parking spaces more to the north. The parking lot would remain gravel. A large concern was expressed by the DRB that the size and locations of the parking spaces as shown on the site plan, is neither efficient nor large enough to accommodate 20 to 50 customers per day.

A suggestion made to Smith was for him to consult with a Traffic Engineer regarding parking and flow of parking area. The DRB would like to see a curb along the edge of the parking area.

The site would have downcast lights off the buildings and the building entrance – east side of the building.

The Retail Store would be opened

9:00 AM to 6:00 PM – Monday through Friday

9:00 AM to 3:00 PM – Saturday

Closed on Sundays

The septic has verbal approval from the State for up to eight (8) employees.

This is a permitted use for this location. The DRB must make sure that all regulations are met.

A lighting plan is required by the DRB

A landscaping plan is required by the DRB

A signage plan is required by the DRB

Open for Public Comment

Walsh – asked if the rendering was picked up daily? Smith indicated the scrap and bones would probably not be daily; this is why the refrigerated storage area. DRB confirmed that the renderings are just the products of butchering not the byproducts of slaughtering.

DRB asked if the mobile unit would be dropped off at the site after 6:00 pm. Smith indicated that is a possibility.

Brooks asked about the septic system. Smith indicated there will not be any public restrooms and

Smith indicated the wash down water would go directly into the septic.

The existing Log house will be used as an office. No one will be living in the house. There will be no retail sales out of the house.

Public Comment Period Closed

Barrett made the motion to continue this site plan to the June 4, 2012 DRB meeting.

Sweeney seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Gallott, Sweeney)

No – 0

Abstention – 0

Motion carries.

Wright Stowe – Preliminary plat 3-lot Subdivision, #2011-DRB-28 this is the subdivision proposed that is along Route 17. The hearing is continued from May 7, 2012.

Bouton reopened the Stowe hearing.

There has been no response from the New Haven Fire Department as per access road and driveways.

The road maintenance agreement has been addressed

The letter from VTrans regarding access to Route 17 is still pending.

Dupoise made the motion to continue this hearing to the June 4, 2012 DRB meeting.

Gallott seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Gallott, Sweeney)

No – 0

Abstention – 0

Motion carries.

Public Hearing Closed

Dupoise excused himself from the DRB to present a sketch plan review.

Sketch Plan Review

Dupoise presented a plan to install dugouts to the ball field. Dupoise indicated that Donald Johnston is checking on the boundary lines.

The DRB suggested the Dupoise find out who owns the land before he goes further with this plan.

Minutes

Barrett made the motion to approve the May 7, 2012 DRB minutes as presented.

Gallott seconded

Discussion – none

Vote: Yes – 4 (Barrett, Bouton, Dupoise, Gallott)

No – 0

Abstention – 3 (Blaise, Bolduc, Sweeney)

Review and Sign Decision – none

Review for Compliance and Sign Final Plat – none

Correspondence:

John Madden RE: Cross Pollination

New Business – none

Old Business

Proposed Gas Pipe Line update – Bouton indicated the Planning Commission (PC) is advocating the route down North Street, Town Hill Road to Route 7. Barrett indicated the letter from the PC to the Select board recommends the route down the VELCO line to Town Hill Road to Route 7. The Select board has not written their formal recommendation at this time.

The hay bale art at the corner of Route 17 and 7 has been removed.

Barrett made the motion to adjourn

Dupoise seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Gallott, Sweeney)

No – 0

Abstention – 0

Motion carries.

The meeting was adjourned at 8:45 PM

Respectfully Submitted By

Karen Gallott



Tim Bouton, Chair



Jim Gallott, Vice Chair



Kathy Barrett



Donna Blaise



Victor Bolduc

Steve Dupoise

Mike Sweeney

