

Development Review Board Minutes
Town Office New Haven, Vermont
May 6, 2019

ORIGINAL

Members Present: Paul Audy, Kathy Barrett, Carol Charbonneau, Tom Fyles, Donald Johnston, Charlie Roy, Susan Smiley

Members Absent: Alternate Tim Bouton

Staff: Karen Gallott-Minute Taker

Guests: Sean Heffernan, Steven Heffernan, Dave Heisler, Victor Laberge, Lauren Laberge, Emily Sheehan

Kathy Barrett, Chair called the Development Review Board (DRB) meeting to order at 7:00 PM.

Adjustments to Agenda: None

Visitors Business – none

Public Hearing

a) 2019DRB-04-NCS by Victor Laberge to remove a garage and construct a garage on his property at Dog Team Road. The old garage and the proposed garage do not meet the required front yard setbacks.

The existing garage (which has been torn down over the weekend) is located 30 ft from the center line of the road. The proposed garage will be located 44 ft from the centerline of the road; this still does not meet the front yard setback of 100 ft but brings the proposed building closer to compliance than the old garage was.

The old foundation will be removed.

The proposed garage will be moved 14 feet to the west and approximately 20 ft. to the north. In addition, the building will be turned so the doors will be located on the south side.

The Chair read out loud Non-Conforming Structures, Section 513 of the regulations.

Roy made the motion to accept application 2019DRB-04-NCS as proposed.

Fyles seconded

Discussion – none

Vote: Yes – 7 (Audy, Barrett, Charbonneau, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention -0

Motion carries

Smiley made the motion to close the hearing for application 2019DRB-04-NCS.

Roy seconded

Discussion – none

Vote: Yes – 7 (Audy, Barrett, Charbonneau, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention -0

Motion carries

b) 2019DRB-05-BLA by Steven Heffernan and Sean Heffernan at 1161 Hunt Road, (Lot 1 & Lot 2). Lot 1 will be increased from 6.05 acres to 8.03 acres and Lot 2 will decrease from 7.45 acres to 5.48 acres.

The Chair mentioned that she might have a conflict of interest and asked the DRB if she should recuse herself from this hearing. The DRB members did not think that there was a conflict of interest.

Steven and Sean Heffernan currently own two contiguous parcels on Hunt Road. They would like to propose a boundary line adjustment between these parcels; Lot 1 owned by Sean Heffernan and Emily Sheehan, would be increased from 6.05+/- to 8.03+/- acres and Lot 2 owned by Steven Heffernan would be reduced from 7.45+/- to 5.48+/- acres in size.

These properties are in the RA2 zone. There will be no changes or effect to the wastewater systems nor the road frontage nor the outside boundaries on either parcel.

The Chair mentioned that Bev Landon was concerned about .01 acre that didn't seem to be accounted for in the new survey. The .01 acre is accounted for; it was a rounding issue.

The Chair read out loud Section 1001A Specific Standards for RA-2 District of the regulations.

Fyles made the motion to accept the boundary line adjustment for application 2019DRB-05-BLA, as described. With the condition of submitting a new Mylar.

Roy seconded

Discussion – none

Vote: Yes – 7 (Audy, Barrett, Charbonneau, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention -0

Motion carries

Smiley made the motion to close the hearing for application 2019DRB-05-BLA.

Roy seconded

Discussion – none

Vote: Yes – 7 (Audy, Barrett, Charbonneau, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention -0

Motion carries

c) 2019DRB-06-BLA by John & Carmen Palmer at 328 North Street. The original 3-acre lot will be decreased from 3 acres to 2 acres and the remaining acreage will be increased from 245 acres to 246 acres.

The Palmers did not attend the meeting.

Johnston made the motion to continue application 2019DRB-06-BLA to May 20, 2019.

Smiley seconded

Discussion – none

Vote: Yes – 7 (Audy, Barrett, Charbonneau, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention -0

Motion carries

End of the Public Hearings

Sketch Plan Reviews:

a) Dave Heisler 2 lot subdivision

Heisler currently has a 28.9-acre lot with 760 ft of road frontage at 1590 South Street. Heisler would like to subdivide the lot making a 2nd lot. Back in 2001 Lincoln Applied Geology designed an extra septic area for the original lot. This extra septic design has never been used and is not required now. Heisler would like to use this design for the second lot. Heisler came tonight to see if this subdivision was a possibility.

A new curb cut would need to be discussed with the Town Road Commissioner.

DRB will require a sketch plan and a survey for the property sidelines and frontage for the proposed subdivision

Smiley made the motion to accept this as a minor subdivision.

Fyles seconded

Discussion – none

Vote: Yes – 7 (Audy, Barrett, Charbonneau, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention -0

Motion carries

DRB Business

1. Minutes

Smiley made the motion to accept the DRB minutes of April 15, 2019 as presented.

Fyles seconded

Discussion – none

Vote: Yes – 6 (Audy, Barrett, Charbonneau, Fyles, Johnston, Smiley)

No – 0

Abstention -1 (Roy)

Motion carries

2. Review and Sign Decisions:

a) DRB2019-SD-03 Jeffrey Cook subdivision of lots 5303 and 5305 on Plank Road.

Smiley made the motion to accept the Findings and Decision for application DRB2019-SD-03 for Jeffrey Cook.

Charbonneau seconded

Discussion – none

Vote: Yes – 6 (Audy, Barrett, Charbonneau, Fyles, Johnston, Smiley)

No – 0

Abstention -1 (Roy)

Motion carries

3. Review decision compliance and/or sign final plats – none

4. Correspondence – none

5. Old Business – none

6. New Business – none

Charbonneau made the motion to adjourn

Fyles seconded

Discussion – none

Vote: Yes – 7 (Audy, Barrett, Charbonneau, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention -0

Motion carries

The meeting was adjourned at 7:55 PM

Respectfully Submitted By

Karen Gallott



Kathy Barrett, Chair



Tom Fyles, Vice Chair



Donald Johnston, Clerk



Paul Audy

Carol Charbonneau

Charlie Roy

Susan Smiley