

**Development Review Board
Town Offices, New Haven, Vermont
May 7, 2012**

ORIGINAL

Members Present: Kathy Barrett, Tim Bouton, Steve Dupoise, Jim Gallott, Donald Johnston
Members Absent: Donna Blaise Mike Sweeney
Alternates Absent: Victor Bolduc
Staff: Zoning Administrator-Dave Wetmore
Guests: Roger Stowe, Wright Stowe, Jason Barnard, Mike Jewel

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

Public Hearing:

1. *Wright Stowe – preliminary plat 3-lot Subdivision (SD), #2011-DRB-28.*

This is the subdivision proposed that is along Route 17. The sketch plan was heard on January 2, 2012. It was proposed as a 4-lot subdivision then.

Jason Barnard explained that this project was revised from a four lot SD as presented at the DRB January 2, 2012 sketch plan hearing, to a three lot SD (Lot #6 = 8 acres, Lot #7 = 10.4 acres and Lot #8 = 8.7 acres). The design presented tonight shows that the house sites are sited far to the south away from Route 17 and tucked in back by the trees.

Many suggestions that came out of the January 2nd meeting have been incorporated in the present preliminary plat. The access roadway was reconfigured to allow for more open meadow land on the northern part of the lots along Route 17. All lots will share various lengths of the access road before they split off to their personal driveways. For Lots #7 and #8 their access roadway ends in a 120 foot “hammer head” turnaround, before it splits into individual residential driveways.

A concern was expressed regarding the design of the access road and how it parallels Route 17 for approximately 100 feet. Example: at night time if there was a vehicle on the access road (the 100 feet that parallels Route 17) would a driver heading east on Route 17 see headlights heading toward them on what they would think was their side of the road?

The access roadway width is proposed at an 18 foot width.

To access Lot #6 there is a 50 foot right-of-way across lot #7; the length of the driveway is 650 feet with a 12 foot width from the “Y” to the private house.

A State Wastewater permit has been issued for all three lots.

The State Department of Transportation has verbally approved the highway cut; a letter of intent should be forthcoming; written approval will come after the DRB issues their approval.

The Zoning Administrator (ZA) would like to see the Stowe’s responsible for the installation of the access roadway up to the “hammer head” turnaround. This would enforce the fact the access roadway would be installed correctly and up to standards. The ZA also mentioned that he would like to see a proposed road maintenance agreement set up and adhered to by the residents of these lots.

The DRB indicated that the Planning Commission would need to come up with a set of road standards.

Bouton indicated that he would like to take a copy of the plat to the Town Fire Department for their input and thoughts.

Barrett made the motion to continue this hearing to May 21, 2012 after the Fire Department weighs in on the access roadway.

Gallott seconded

Discussion- none

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

No – 0

Abstention – 0

Motion carries

The ZA mentioned that the concerns expressed tonight by the DRB regarding:

- headlights
- driveway maintenance agreement
- length and width for the driveway for Lot #6 is there an adequate turnaround?

Are all valid concerns and should be indicated as a condition in the Findings of Fact and Conditions of Law.

Gallott commented that conditions in the Findings of Fact are not enforceable if they are not referenced as conditions in the Conclusions of Law.

Board member Steve Dupoise arrived at the meeting at 7:46 pm.

DRB Business

I. Sketch Plan Reviews – none

II. Review Minutes

a. Barrett made the motion to approve the April 2, 2012 DRB minutes as presented.

Gallott seconded

Discussion – none

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

No – 0

Abstention – 1 (Johnston)

Motion carries

III. Review and Sign Decisions

a. Stowe #2012-DRB-02.

Barrett made the motion to approve the decision for Wright Stowe

Gallott seconded

Discussion – none

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

No – 0

Abstention – 1 (Johnston)

Motion carries

IV. Review for compliance and sign final plat:

a. Amos Roleau

DRB reviewed the Roleau Plat and Bouton signed the plat

V. Correspondence

Document from John Madden: RE: Solar Farm

Document from John Madden: RE: Bylaws

Document from Jim Walsh to the Select Board: RE: notice of commuter bus service to Burlington

Document Package from John Madden

VI. New Business – none

VII. Old Business – none

Barrett made the motion to adjourn

Dupoise seconded

Discussion – none

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

No – 0


Abstention – 0

Motion carries

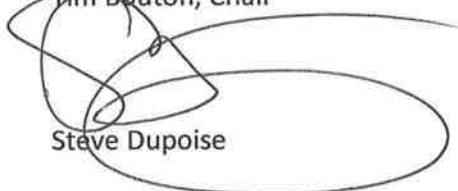
The meeting was adjourned at 8:05PM

Respectfully Submitted By

Karen Gallott



Tim Bouton, Chair



Steve Dupoise



Jim Gallott, Vice Chair

Donald Johnston



Kathy Barrett

