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Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
Hybrid Public Meeting
Monday, July 19, 2021
Meeting Minutes

Approved

DRB Members Present in Person and via Remote:

Charlie Roy, Paul Audy, Kathy Barrett, Don Johnston, Tom Fyles (alternate), Victor LaBerge, Carol Charbonneau (Carol and Victor joined remotely at 7:55 p.m.)

ABSENT:

Susan Smiley

Staff Present via Remote:

Aaron Brown, Zoning Administrator & Town Administrator, Peggy Connor (minutes).

Visitors Present via Remote:

Al Karnatz, Reg and Janet Menard, Lynn Goldsmith, Ann Duclos, Sally Dwire

Call to Order:

DRB Chair Charlie Roy called the meeting to order at 7:05 p.m.

I. Adjustments to Agenda:

None.

II. Visitors' Business:

None.

III. 2021-DRB-11-SK Duclos Sketch Plan for Two-Lot Subdivision

Applicant Ann Duclos reviewed her hand-drawn map submitted to the DRB for a 2-lot subdivision of the 19 acres located at 727 and 729 Cobble Road for the purpose of selling acreage and dividing off an accessory dwelling. Ann explained that her late husband had built the shop and apartment in 1987 on proposed Lot 2 (12+/- acres), and the house in 1991 on Lot 1 (7 +/- acres). The shop/apartment, rented since 2004, has seen steady decline until 4 years ago when the current tenants began making regular improvements and have recently expressed interest in purchasing. The driveway serves as a boundary between the two parcels, extending to the northern edge of the property. Don Johnston will survey the property this summer, and Clark's Septic Service will locate the sewer for the shop/apartment in August.

Kathy Barrett noted that because the property is in a 10-acre zoning district, the tenants are prohibited from building on an addition, such as a garage. Kathy moved to consider the application as a minor subdivision; Paul Audy seconded.

Roll call vote: Yes - 4 (Tom Fyles, Paul Audy, Charlie Roy, Kathy Barrett)

No - 0

Recused -1 (Don Johnson)

MOTION PASSED

IV. 2021-DRB-10-SK Dwire Sketch Plan for Two-Lot Subdivision

Applicant Sally Dwire proposed to subdivide a 1.48-acre lot at 276 Ethan Allen Highway, next to Addison County Home Health & Hospice, to accommodate a new mobile home on the .48-acre piece, and house on 1 acre. A mobile home was removed from the .48-acre parcel some 4 years ago where a 39' camper is now located.

55
56 Kathy Barrett pointed out that the zoning regulations call for one acre for each dwelling in a
57 commercial zoning district. Aaron Brown cited the five standards for a variance in Section 342(p.
58 22) of the zoning regulations, including 1) unique physical circumstances; 2) to enable
59 reasonable use of the property; 3) unnecessary hardship; 4) the variance will not alter the
60 essential character of the neighborhood; and 5) an authorized variance will represent the least
61 deviation from the bylaws and Town Plan.

62
63 Sally noted that she purchased the house over 20 years ago and had been advised by former
64 Zoning Administrator David Wetmore that the existing camper now hooked into the septic
65 system used by the previous 39' mobile home would enable her to maintain the grandfather
66 clause. She added that there will be no change to the wells or septic systems with a new 56' or
67 66' mobile home; the only difference will be the line between the two properties and an
68 extended pad to the north. She added that Addison County Home Health & Hospice maintains
69 the septic system that serves both the house and former mobile home, and Sally's well is in the
70 basement of the Home Health building. Don Johnston indicated that part of the grandfather
71 clause prohibits changing the footprint; therefore, a maximum of 900 square feet is allowed for
72 an accessory dwelling. Sally advised that a 60' new mobile home would equate to 800 square
73 feet, and a 68' mobile home, 880 square feet. Kathy Barrett agreed that the new mobile home
74 would fit into the existing footprint; however, a variance is required from the 1-acre-per dwelling
75 Highway Commercial standard.

76
77 Paul Audy suggested that the DRB consult with Town Attorney Cindy Hill regarding the unique
78 circumstances; DRB members agreed. Aaron Brown will reach out to Atty. Hill and continue the
79 sketch plan review in September.

30
81 DWIRE SKETCH PLAN REVIEW CONTINUED TO SEPTEMBER.

82
83 **V. Hearing #2021-DRB-08-PRD Roy Application for a Planned Residential**
84 **Development on South Street**

85 Vice Chair Kathy Barrett presided. At the June 7th DRB meeting, Charlie Roy's proposal for a
86 major subdivision was reclassified as a Planned Residential Unit Development (PUD) for the
87 purpose of preserving the 35 +/- acres of agricultural land on Lot 3. He reviewed the PUD plans,
88 noting Lot 1 is 3 acres with 300' of road frontage; Lot 2 to be conveyed to his daughter is a 2-
89 acre lot; and Lot 3 with 30 +/- acres of hay land to be preserved. The driveway will service both
90 lots. Lynn Goldsmith pointed out that should Lot 3 be sold a house could be built anywhere on
91 the parcel. Charlie Roy indicated he would stipulate to no further development, and any future
92 dwelling be confined to the existing building envelope.

93
94 Kathy Barrett moved to approve the PUD as presented with the condition that no further
95 development will be authorized on this property, with same to be reflected on the final mylar;
96 Paul Audy seconded. Don Johnston asked that surveyor Jason Barnard define boundaries
97 showing the building envelope and label the location of leech fields to ensure setback is met.

98 **Roll call vote:** Yes - 4 (Kathy Barrett, Carol Charbonneau, Paul Audy, Victor Laberge)
99 No - 0

100 Abstention - 1 (Tom Fyles)

101 Recused - 2 (Don Johnson, Charlie Roy)

102 **MOTION PASSED**

103
104 **VI. Approval of Minutes from June 7, 2021**

105
106

Town of New Haven
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107 Following Aaron's review, Kathy Barrett moved to approve DRB meeting minutes for June 7,
108 2021; Paul Audy seconded.

109 **Roll call vote:** Yes - 5 (Kathy Barrett, Paul Audy, Charlie Roy, Victor LaBerge)

110 No - 0

111 Abstentions - 2 (Don Johnson, Carol Charbonneau)

112 **MOTION PASSED**

113
114 **Other Business:**

115 Aaron Brown advised DRB members that the Planning Commission has asked to hold a joint
116 meeting in August or September on the zoning bylaws.

117
118 **Adjournment**

119 Kathy Barrett moved to adjourn; Paul Audy seconded.

120 **Roll call vote:** Yes - 7 (Kathy Barrett, Don Johnston, Charlie Roy, Paul Audy, Victor LaBerge,
121 Tom Fyles, Carol Charbonneau)

122 No - 0

123 **MOTION PASSED**

124
125 Meeting adjourned at 8:20 p.m. The DRB will hold its next meeting on Monday, August 2nd at
126 7:00 p.m.

127
128 Respectfully submitted,
129 Peggy Connor

130
131 Charlie Roy, Chair


Kathy Barrett, Vice Chair

Carol Charbonneau

132
133 
134 Paul Audy

Victor LaBerge

Tom Fyles

135
136
137 Don Johnston



