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**Town of New Haven**  
**DEVELOPMENT REVIEW BOARD MEETING**  
**REMOTE Public Meeting**  
**Monday, February 1, 2021**  
**Meeting Minutes**

**DRB Members Present via Remote:**

Charlie Roy, Susan Smiley, Don Johnston, Victor LaBerge, Paul Audy, Carol Charbonneau, Kathy Barrett, Tom Fyles.

**Staff Present via Remote:**

Aaron Brown, Zoning Administrator & Town Administrator  
Peggy Connor: Minutes  
Steve Dupoise - Selectboard Chair

**Community Members Present via Remote:**

Chris Granstrom, Ron LaRose

**Visitors Present via Remote:**

VELCO representatives Dan Poulin, Peter Lind, Jake Reed, and VELCO attorney Josh Leckey of Downs, Rachlin, Martin, PLLC.

Development Review Board Chair Charlie Roy called the remote meeting to order at 7:02 p.m.

**I. Adjustments to Agenda:**

Zoning Administrator Aaron Brown noted that representatives for VELCO have requested to make an appearance in preparation for tomorrow's Selectboard meeting regarding the revised site plan for the proposed storage area, DRM-ID.FID1096871 (agenda item V.). Also, Ron LaRose has provided a sketch plan application for a two-lot subdivision located at 601 Sawyer Road: #2021-DRB-02-SK (agenda item IV).

**II. Visitors' Business:**

None.

**III. Sketch Plan Application #2021-DRB-01-SK - Granstrom at 142 and 262 River Road for a Two-Lot Subdivision and Boundary Line Adjustment:**

Aaron provided an overview of the sketch plan application (available on town's website) submitted by Chris Granstrom for a two-lot subdivision and boundary line adjustment located at 142 and 262 River Road, noting that he and Chris had walked the property last week. Lot #1 is proposed to be a 5-acre parcel to with the current house; Lot #2 includes the winery; and Lot #3, a wooded area to the southeast, will remain undeveloped. Aaron added that the Board may decide to treat the application as a major subdivision as it creates three lots.

Chris Granstrom explained that while preparing for retirement and the next potential owner of his business, his objective is to make the property more marketable by separating the lots; however, Chris would retain the woods to continue making improvements. He noted that the shape of proposed Lot #1 is based on the minimize lot size for River Road, which is 400 feet of road frontage on 5 acres.

Donald Johnston asked if the 50-foot right-of-way located north-south to Lot #3 currently exists. Chris advised that he would retain Lot #3, and the right-of-way would be created. Don pointed out that the sketch plan includes labels of what currently exists versus what is to be created, but it now appears to indicate that the right-of-way already exists. Chris agreed that the final plan

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55 should clearly show that the right-of-way is "proposed."

56  
57 Kathy Barrett asked if the adjoining Granstrom lands will be part of Lot #3. Chris indicated that is  
58 not the case, but rather the reason for the right-of-way to be created for access to an interior lot.  
59 He added that Lots #1, #2, and #3 are now on two separate deeds, and a subdivision would  
60 allow for three separate deeds.

61  
62 Kathy Barrett moved to warn the proposed Granstrom subdivision and boundary line adjustment  
63 as a major subdivision at the DRB's next meeting scheduled for the 3<sup>rd</sup> Tuesday in March.

64  
65 **Discussion:**

66 Chris Granstrom pointed out that the application calls for a third lot to be created from the  
67 current two lots, and asked if the process should be considered a major subdivision.

68  
69 Tom Fyles noted that every boundary line will be different in the new and final scheme. Don  
70 Johnston suggested that two separate plans be drafted showing the boundary line adjustment  
71 on one, and the two-lot subdivision on the other. Board members agreed.

72  
73 Don Johnson moved to warn the Granstrom application as a boundary line adjustment, and a  
74 two-lot subdivision, contingent on the applicant providing two separate drawings. The first plan  
75 to show the boundary line adjustment, and the second plan showing the two-lot subdivision  
76 inclusive of the boundary line adjustment.

77  
78 **Further Discussion:**

79 Tom Fyles asked if the Development Review Board may consider the application concurrently,  
80 at the same meeting. Kathy Barrett and Don Johnston both noted that the Board had done so  
81 before.

82  
83 Kathy Barrett seconded Don Johnson's motion.

84  
85 Roll Call Vote: Yes - 8 (Smiley, Johnston, LaBerge, Audy, Charbonneau, Barrett, Fyles, Roy)  
86 No - 0

87 **MOTION PASSED**

88  
89 **IV. Sketch Plan Application #2021-DRB-02-SK - Sawyer at 601 Sawyer Road for a Two-**  
90 **Lot Subdivision**

91  
92 Representing the Sawyer family, Ron LaRose reviewed the preliminary survey (available on the  
93 town's website) showing the proposed two-lot subdivision located at 601 Sawyer Road. He  
94 explained that Richard Sawyer's house is currently located on 10 acres on Lot #1, which is  
95 subdivided by two different district zones -- RA10 and RA02. Richard Sawyer is seeking to  
96 create a lot consisting of 2 ¾ acres for his son on the house site in RA02. The same driveway  
97 cut will be shared, and a septic site is located in the southwest corner of the smaller lot. The  
98 frontage of the existing house lot is 350 feet, and the frontage on the proposed lot is 200 feet.  
99 Ron noted that the proposed well will be located somewhere between the proposed house and  
100 the septic site outside of the isolation zones.

101  
102 Susan Smiley asked about potential issues with the multi-district situation. Charlie Roy noted  
103 that as long as the houses are located on the two-acre site, there should not be an issue.

104  
105 Aaron Brown suggested that the Board review the State Environmental Court's findings and  
106 decision regarding the All Star Group/Jay Jipner permit application, specifically as it pertains to

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107 creating 7.5 acres in a 10-acre zone. Kathy Barrett noted that the applicant should be made  
108 aware that there is to be no development beyond the maximum number of feet allowed within  
109 the two acres until new zoning laws are approved, and that this condition be made part of any  
110 decision. Ron LaRose pointed out that it would not be possible to further develop the RA10-  
111 designated area behind the two houses.

112  
113 Susan Smiley asked that the well sites be established by the time the application comes before  
114 the DRB again. Ron LaRose explained that an in-depth septic design and well location site is  
115 typically done following the sketch plan review as a cost-savings measure.

116  
117 Kathy Barrett moved to hold a hearing on the Sawyer two-lot subdivision on March 15, 2021;  
118 Tom Fyles seconded the motion.

119  
120 Roll Call Vote: Yes - 8 (Smiley, Johnston, LaBerge, Audy, Charbonneau, Barrett, Fyles, Roy)  
121 No - 0

122 **MOTION PASSED**

123  
124 **V. VELCO Revised Site Plan DRM-ID.FID109687**

125  
126 In preparation for their presentation to the Selectboard this week, VELCO representatives Dan  
127 Poulin, Peter Lind, Jake Reed, and VELCO attorney Josh Leckey of Downs, Rachlin, Martin  
128 sought feedback from the DRB regarding the proposed storage yard to be sited adjacent to the  
129 barn and substation near VELCO's existing Operations Facility.

130  
131 Attorney Leckey reviewed the full-scale laydown yard plan dated January 29th, showing the  
132 traffic flow entering and leaving Route 17 to the north, from the existing access road. Jake Reed  
133 added that as part of the project, the access road will be slightly widened by a few feet, with a  
134 gravel topcoat.

135  
136 Noting the wetland area planned to be filled in, Don Johnston asked if VELCO intended to  
137 provide a proposed grading plan showing the appearance of the project upon completion. Jake  
138 Reed indicated that a second grading plan is not planned; however, other plans have been  
139 developed. Don also asked for clarification regarding the DRB's role regarding the VELCO  
140 application. Aaron explained that the Selectboard has asked for guidance from the DRB in the  
141 Act 248 process prior to making a formal decision. Selectboard Chair Steve Dupoise added that  
142 because VELCO had submitted a supplemental plan to their initial application, Selectboard  
143 members asked that the DRB weigh in on whether it constituted a substantial change.

144  
145 Jake Reed clarified that the aesthetic berm has already been constructed as part of the  
146 Operations Facility, and the area labeled gravel wetlands has also been approved. Therefore,  
147 the only additional piece now being considered is the laydown yard itself.

148  
149 Steve Dupoise asked the extent to which the current laydown area will be expanded. Jake Reed  
150 indicated .845 acres, or approximately  $\frac{3}{4}$  of an acre expansion; nearly the same size of the  
151 previous site used to the north.

152  
153 **Consensus from DRB:**

154 Charlie Roy indicated that if the plan meets all the state permitting requirements, and VELCO is  
155 only expanding on what is already there, he had no opposition to the plan. Don Johnston  
156 agreed, adding that VELCO has submitted a proposed site plan specifically showing what they  
157 intend on doing, which will be documented should anyone bring forth a complaint. DRB  
158 members concurred. Charlie Roy concluded that the DRB had no issue with VELCO's proposed

159 plan, provided there are no changes to what has been presented.

160

161 Peter Lind noted that a mailing was sent to all 13 abutting neighbors on January 12<sup>th</sup>, and  
162 invited them to the DRB meeting on January 18<sup>th</sup>, as well as to the Selectboard meeting on  
163 January 19<sup>th</sup>. To date there have been no emails or phone calls received inquiring about the  
164 project. Peter also asked that two corrections be made to the January 18<sup>th</sup> DRB draft meeting  
165 minutes; specifically, eliminate the inclusion of “commercial leasing of construction mats” on  
166 lines 79-80; and correct the spelling of his last name on line 115.

167

168 **VI. Approval of Minutes from January 18, 2021**

169

170 Aaron Brown reviewed the DRB draft meeting minutes from January 18, 2021 (available on the  
171 town’s website), and noted the following corrections:

172

173 Header: correct to read “Town of New Haven DRB”

174 Line 32: correct spelling of “Dodge”

175 Lines 79-80: delete “commercial leasing of construction mats”

176 Line 115: correct spelling of Peter Lind’s last name

177

178 Susan Smiley moved to approve the revised DRB meeting minutes of January 18, 2021; motion  
179 seconded by Tom Fyles.

180

181 Roll Call Vote: Yes - 8 (Smiley, Johnston, LaBerge, Audy, Charbonneau, Barrett, Fyles, Roy)

182 No - 0

183 **MOTION PASSED**

184

185 Carol Charbonneau moved to adjourn; motion seconded by Tom Fyles.

186

187 Roll Call Vote: Yes - 8 (Smiley, Johnston, LaBerge, Audy, Charbonneau, Barrett, Fyles, Roy)

188 No - 0

189 **MOTION PASSED**

190

191 Meeting adjourned at 8:06 p.m. The next meeting of the DRB will be held March 15,2021.

192

193 Respectfully submitted,

194 Peggy Connor

195

196

197

198 Charlie Roy, Chair

Kathy Barrett, Vice Chair

Carol Charbonneau

199

200

201

202 Tom Fyles

Victor LaBerge

Susan Smiley

203

204

205

206 Paul Audy

Donald Johnston