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**Town of New Haven  
DEVELOPMENT REVIEW BOARD MEETING  
REMOTE Public Meeting  
Monday, March 15, 2021  
Meeting Minutes**

**DRB Members Present via Remote:**

Charlie Roy, Kathy Barrett, Victor LaBerge, Tom Fyles, Carol Charbonneau, Susan Smiley.

**ABSENT:**

Don Johnston, Paul Audy

**Staff Present via Remote:**

Aaron Brown, Zoning Administrator & Town Administrator

Peggy Connor: Minutes

**Visitors Present via Remote:**

Chris Granstrom, Ronald LaRose

**Call to Order:**

Development Review Board Chair Charlie Roy called the remote meeting to order at 7:01 p.m.

**I. Adjustments to Agenda:**

None

**II. Visitors' Business:**

None.

**III. Subdivision Application #2021-DRB-03-SD Granstrom at 142 and 262 River Road  
for a Two-Lot Subdivision and Boundary Line Adjustment**

At the DRB's request during its last meeting on February 1, 2021, Chris presented two separate drawings: 1) the boundary line adjustment; and 2) the two-lot subdivision inclusive of the boundary line adjustment. Chris explained that the intent is to subdivide the existing winery operation to reduce Lot 2 to a 14.9-acre parcel, and expand undeveloped Lot 3 to 52.3 acres, while dissolving the existing boundary to create a 5-acre house lot (Lot 1).

Zoning Administrator Aaron Brown indicated in his staff report that all resulting lots will meet minimum standards for acreage, setbacks, and lot coverage; and since no new development is proposed, there is no need for a new site plan or conditional use review. However, he added that the DRB might consider clarifying future access to Lot 3, and whether to restrict development of at least a portion of it to prevent forest fragmentation.

Kathy Barrett asked if the pins had been set by the surveyor designating boundary lines. Chris indicated that the surveyor is waiting for the ground to thaw. Kathy suggested that approval on the subdivision be contingent upon surveyor setting pins.

Victor LaBerge moved to accept the boundary line adjustment as presented; Kathy Barrett seconded.

Roll Call Vote: Yes - 6 (Charbonneau, Barrett, LaBerge, Smiley, Fyles, Roy)

No - 0

**MOTION CARRIED. Boundary Line Adjustment APPROVED.**

55 Aaron noted that although the subdivision application is not classified as a 2-lot subdivision, the  
56 proposal creates a total of 3 lots. Charlie added that because the boundary line adjustment and  
57 subdivision are separate, the application would not be considered a major subdivision.

58  
59 Susan Smiley moved to accept the two-lot subdivision as presented; Victor LaBerge seconded.  
60 Kathy Barrett asked that acceptance be contingent upon pins being set to ensure boundary  
61 lines are specific to the Mylar map. Motion amended.

62  
63 Roll Call Vote: Yes - 6 (Charbonneau, Barrett, LaBerge, Smiley, Fyles, Roy)  
64 No - 0  
65

66 Aaron advised Chris that he has 180 days to provide a final Mylar to the Town Office for  
67 recording, and a written decision will be finalized in the coming weeks.

68  
69 **MOTION CARRIED. Two-Lot Subdivision APPROVED, contingent upon pins being set**

70  
71 **IV. Subdivision Application #2021-DRB-04-SD Sawyer at Sawyer Road for a Two-Lot**  
72 **Subdivision**  
73

74 Speaking on behalf of the Sawyer family, Ron LaRose explained that the only change to the  
75 map presented at the DRB's February meeting is the 100' by 150' building envelope, allowing  
76 for more flexibility for location of the house. Also added at the DRB's request is the proposed  
77 well site. A septic application for a wastewater permit will be submitted this week.

78  
79 Aaron Brown explained that as a split lot divided between RA2 and RA10 zoning districts,  
80 should the two-acre standard be applied, it is fully compliant; however, issues surrounding lot  
81 depth on Lot 2 and road frontage on both lots arise should the stricter RA-10 standard be  
82 applied. Charlie Roy pointed out that the criterion is met for the two 2-acre lots. Ron LaRose  
83 noted that an existing house is located in RA-2, and a proposed house will be built in the RA-2  
84 zoning district, with no plans for further development.

85  
86 Kathy Barrett moved to approve the two-lot subdivision, with all building confined to the two-acre  
87 lot depth; Susan Smiley seconded.

88  
89 Aaron Brown noted that the proposed septic site for Lot 2 is outside the building envelope, and  
90 is not considered part of the building.

91  
92 Roll Call Vote: Yes - 6 (Charbonneau, Barrett, LaBerge, Smiley, Fyles, Roy)  
93 No - 0  
94

95 **MOTION CARRIED. Two-Lot Subdivision APPROVED.**

96  
97 **V. Approval of February 1, 2021 DRB Meeting Minutes**  
98

99 Aaron Brown reviewed meeting minutes for February 1, 2021 (available on the town's website)  
100 Kathy Barrett moved to approve meeting minutes from the February 1, 2021 DRB meeting;  
101 motion seconded by Carol Charbonneau.

102  
103 Roll Call Vote: Yes - 6 (Charbonneau, Barrett, LaBerge, Smiley, Fyles, Roy)  
104 No - 0

105 **MOTION PASSED. February 1, 2021 Meeting Minutes APPROVED.**

106

Town of New Haven  
Development Review Board  
Meeting Minutes - March 15, 2021

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**NEXT MEETING DATE:**

The Development Review Board will hold an organizational meeting on Monday, April 5, 2021. Kathy Barrett suggested that for those members whose terms expire this year (Don Johnston, Kathy Barrett, and Susan Smiley) a letter of intent should be sent to the Town Offices. The DRB is also in need of an alternate.

**ADJOURNMENT**

Carol Charbonneau moved to adjourn; Tom Fyles seconded.

Roll Call Vote: Yes - 6 (Charbonneau, Barrett, LaBerge, Smiley, Fyles, Roy)  
No - 0

**MOTION PASSED. Meeting adjourned at 7:40 p.m.**

Respectfully submitted,  
Peggy Connor

Charlie Roy, Chair	Kathy Barrett, Vice Chair	Carol Charbonneau
Tom Fyles	Victor LaBerge	Susan Smiley