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Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
REMOTE Public Meeting
Monday, June 7, 2021
Meeting Minutes

DRB Members Present via Remote:

Charlie Roy, Paul Audy, Kathy Barrett, Victor LaBerge, Susan Smiley.

ABSENT:

Carol Charbonneau, Don Johnston, Tom Fyles (alternate)

Staff Present via Remote:

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

Visitors Present via Remote:

Al Karnatz, Janet Menard, Lynn Goldsmith, Kelley and Scott Perlee

Call to Order:

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

I. Adjustments to Agenda:

Addition to Agenda:

Elect Chair and Vice Chair

II. Visitors' Business:

None.

**III. First Hearing of Major Subdivision Application #2021-DRB-07-SD Roy and West
Side of South Street**

Acting Chair Kathy Barrett presided. Charlie Roy presented an alternative option for the 3-lot subdivision application first reviewed by the Development Review Board (DRB) at its May 3rd meeting. Noting that most of the 40-acre piece is tillable land, Charlie Roy proposed that Lot 3 consisting of 35 +/- acres be preserved as agricultural. He added that plans for Lot 1 (3 acres) remains the same, and Lot 2 (3 acres) will be conveyed to his daughter.

Kathy Barrett suggested that the change calls for a Planned Unit Development (PUD). Aaron Brown noted that a PUD allows the DRB some flexibility and recommended that a motion be considered to reclassify the application as a subdivision. He added that the language in the Town's Unified Bylaws regarding Planned Unit Development and open spaces states that "If the PUD results in lands available for parks, recreation, open space or other municipal purposes, the Development Review Board, as a condition of its approval, may establish such conditions as to the ownership, use and maintenance as it deems necessary to assure the preservation of such lands for their intended purposes." (Section 528, #6)

Speaking as an abutter and former DRB and Planning Commission member, Al Karnatz supported the alternative plan, noting that the intent of the language in the bylaws is to promote affordable housing and land preservation, depending on how the DRB lays out conditions.

Prior to reclassifying the major subdivision to a PUD, Aaron Brown will research the requirements for a potential second warning and to notify neighbors. Scott Perlee, an abutter to the land, expressed concern regarding further development. Kathy Barrett noted that, should another warning be required, the DRB would not be able to hear the matter until July 19th.

