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**Town of New Haven**  
**DEVELOPMENT REVIEW BOARD MEETING**  
**REMOTE Public Meeting**  
**Monday, January 18, 2021**  
**Meeting Minutes**

**DRAFT**

**DRB Members Present via Remote:**

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

**Staff Present via Remote:**

Aaron Brown, Zoning Administrator & Town Administrator  
Peggy Connor: Minute Taker  
Steve Dupoise - Selectboard member

**Community Members Present via Remote:**

Scott Hardy, Betsy Taylor

**Visitors Present via Remote:**

VELCO representatives Dan Poulin, Peter Lind, and Jake Reed; VELCO attorney Will Dodge

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

**I. Adjustments to Agenda:**

Aaron Brown noted that the Board will review the Sawyer 2-lot subdivision at its February 1<sup>st</sup> meeting. Also, agenda item III. Hardy Subdivision Application will be considered prior to agenda item a. VELCO presentation.

**II. Visitors' Business:**

PowerPoint presentation by Attorney Will Doge and VELCO representatives Dan Poulin, Peter Lind, and Jake Reed regarding proposed storage area project to be located at 760 Main Street (site and survey plans available on Town's website)

**III. Continuation of Subdivision Application #2020-DRB-20-SD Hardy at 1374 Pearson Road for a 3-lot subdivision (second of two required meetings):**

Scott Hardy advised there were no changes to the sketch plan dated December 11<sup>th</sup> presented to the Development Review Board at its January 4<sup>th</sup> meeting. Don Johnston asked if the existing septic for Lot #1 now located on Lot #2 should have an easement. Don also noted the number of dates included on the survey, and that survey note #6 indicates that "the survey depicts boundary lines of Hardy and abutting owners based on records as of October 2013." Don suggested that the note be updated and revised for the final plan.

Betsy Taylor, current co-owner of Lot #1, asked if the continued use by Lot #1 owners of Lot #2 will remain in perpetuity. Betsy also wanted to confirm that the 50-foot corridor connected to Lot #2 in the proposed subdivision is permanently understood to be for the sole use and benefit of Lot #1. It was noted that Scott needed 200 feet of road frontage for development purposes so he took 50 feet at the southern end of the entire 20-acre lot that he owned. Scott Hardy assured her that access will continue as the document lives within the Town records. Aaron Brown added that subdivisions run with the land, and will be permanent unless owners decide to make changes. Kathy Barrett disclosed that a letter had been provided by Betsy Taylor and her partner allowing Scott Hardy to act as their agent.

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Kathy Barrett moved to approve the Hardy 3-lot subdivision as presented on condition a septic easement is included as well as an updated survey date on the Mylar map; Carol Charbonneau seconded.

Discussion: none

Roll Call Vote: Yes - 7 (Charbonneau, Barrett, Johnson, LaBerge, Roy, Fyles, Smiley)

No - 0

Abstention - 1 (Paul Audy [audio muted])

**MOTION PASSED**

**a. Vermont Electric Power Company (VELCO) Presentation re: Storage Area Project**

Attorney Will Dodge of Downs, Rachlin, Martin, PLLC, together with VELCO representatives Dan Poulin, Peter Lind, and Jake Reed provided an overview of the proposed one-acre permanent gravel-based storage yard to be sited on VELCO-owned property adjacent to the barn and substation near the existing Operations Facility. The project will involve the resurfacing and widening of an existing gravel access road and establishment of a vegetated berm, consisting of 14 white spruce and 16 white pine trees, to serve as an aesthetic buffer.

Materials to be stored at the facility will be mainly wooden wetland mats, concrete barriers, and culverts. The short-term purpose of the expansion is to allow more space for trailers and onsite workers in the era of Covid; the long-term purpose is to provide a material storage yard to support ongoing utility maintenance efforts, future projects, and to support the commercial leasing of construction mats. The project is scheduled for completion in the Fall of 2022. Times of operations will be from 6 a.m.-7 p.m. Monday through Friday, and 8 a.m. to 5 p.m. on Saturdays (no Sundays or holidays). There will be three levels of usage: 1) regular (same as existing); 2) intensive (with prior notice to the town); and 3) emergency (with notice provided as soon as possible).

VELCO representatives invited feedback from Development Review Board members prior to meeting with the Selectboard on Tuesday, January 19<sup>th</sup>.

Kathy Barrett asked about the traffic pattern, and noise impact from truck back-up beepers. Jake Reed explained that the number of trucks backing up will depend on how the construction mats are situated in the yard for pickup; however, the vegetated berm should help minimize noise.

Susan Smiley asked how many trips by trucks are anticipated per day, and whether complaints had been received from those living to the west of the site. Jake Reed indicated that past records are being reviewed, but it is expected that there will be 1-2 trips per day, depending on the construction needs at work sites throughout the state. Will Dodge added that notice will be given to the town during intensive periods when additional trips are necessary. Peter Lind noted that he was not aware of any noise complaints to date.

Victor LaBerge suggested that the time of operation on the weekends be later. He also asked about the maximum height of the construction mats, and maximum volume at the site.

Peter Lind noted that the construction mats measure 1' thick and 20' wide, and are stacked 10 feet high with space in between for a total height of 12 feet. The one-acre space is approximately 210' by 210', allowing for up to 3,000-4,000 mats, if the entire area is used.

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Monday, March 3, 2020

108 Susan Smiley noted that the two storage areas are not contiguous, and asked about the space  
109 located in between, and also wanted to know if there were plans to build a structure on the site.  
110 Jake Reed indicated that there is currently an access drive to the aesthetic berm and storm  
111 water treatment, and that there was no anticipated need for a building on the site.

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113 Carol Charbonneau asked what kind of building supplies will be stored at the site, and Don  
114 Johnston asked how many telephone poles. Peter Rind noted that there will be cinder blocks,  
115 steel, Rebar -- anything needed for building projects. Jake Reed added that the primary  
116 materials to be stored at the site include cement blocks, culverts, and construction mats, but  
117 that some other materials, such as the few poles at the site will be there on only a temporary  
118 basis. Will Dodge pointed out that all materials consist of only clean hardwood with no  
119 chemicals, per the agreement with the Selectboard. Will Dodge invited additional feedback from  
120 DRB members over the next two weeks. Susan Smiley asked that the elevation of the berm be  
121 provided to the Selectboard. Will indicated the berm was approximately 20 feet high from the  
122 contour of the area. Jake Reed added that the berm itself is the final elevation.

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124 **IV. Approval of January 4, 2021 DRB Meeting Minutes**

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126 Kathy Barrett moved to approve meeting minutes from the January 4, 2021 DRB meeting;  
127 motion seconded by Victor LaBerge.

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129 Discussion: none

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

131 No - 0

132 Abstention - 2 (Johnston, Smiley)

133 **MOTION PASSED**

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

136  
137 Discussion: none

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

139 No - 0

140 Abstention - 0

141 **MOTION PASSED**

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143 Meeting adjourned at 8:00 p.m.

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145 Respectfully submitted,  
146 Peggy Connor

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150 Charlie Roy, Chair

Kathy Barrett, Vice Chair

Carol Charbonneau

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154 Tom Fyles

Victor LaBerge

Susan Smiley

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158 Paul Audy

Donald Johnston