

**Development Review Board Minutes  
Town Office New Haven, Vermont  
November 6, 2017**

**Members Present:** Kathy Barrett, Carol Charbonneau, Tom Fyles, Donald Johnston, Susan Smiley, Mike Sweeney

**Members Absent:** Charlie Roy

**Staff:** Karen Gallott-Minute Taker

**Guests:** David Colander, Patrice Colander, Victor LaBerge, Russell Reilly, Louis duPont, Fred Napoleon

At 7:00 PM, Kathy Barrett, Chair called the Development Review Board (DRB) to order. Introductions were made. There were no adjustments to the agenda. There was no Visitors Business.

**Public Hearing**

- a) *Application #2017DRB-13-BLA (boundary line adjustment) is a request by David Colander (applicant) & (owner of record) for boundary adjustment between parcels #0691-100 & #0691-200 on map #12. Specifically, the applicant proposes to adjust the boundary between Lot #2 and the remaining lands of the applicant.*

Donald Johnston recused himself from this hearing.

The Colander's own 26+/- acres on Dog Team Road which is identified as three separate parcels. Division of the properties are:

- Lot #1 of 11.45 acres with an existing residence and out building;
- Lot #2 of 9.5+/- acres with an existing residence;
- vacant lands (Tax lot 691.2 of 11+/- acres and Tax lot 691.1 of 6+/- acres).

The Colander's would like to move the boundary line currently between Tax lot 691.1 and Tax lot 691.2 northerly to reduce the acreage on Lot #2 with the current residence from a 9.5+/- acre to a 4.65-acre lot.

Donald Johnston indicated that this request does not make a subdivision; in the beginning there were 3 separate lots and after the boundary line adjustment there will continue to be 3 separate lots.

Zoning regulations indicate this area zoned as 2 acres.

There will be no change to Lot #1.

Lot #2 currently has an approved septic and an identified replacement septic site.

With the proposed boundary line adjustment this would make Tax lots 691.1 and 691.2 a buildable lot with an area identified for wastewater.

### Opened for Public Comment

Fred Napoleon mentioned that he had no objection to having these lands subdivided and sold. But he did not want to see good agricultural land turned into building lots. It should be sold as agriculture land and not housing development.

The DRB chair indicated that this is not a subdivision, but a boundary line adjustment. In the beginning there were 3 lots and after the boundary line adjustment there will continue to be 3 lots.

Colander's would like to sell and if a potential buyer were to purchase the full property that would be ideal. Currently with this boundary line adjustment this would make the house more saleable. They never put Tax lots 691.1 and 691.2 into the Current Use program as there was not enough acreage.

Russell Reilly asked if this would ever become commercial. The DRB Chair indicated that the road frontage is on Dog Team Road and Dog Team Road is not currently zoned commercial.

### Public Comment Closed

Fyles made the motion to accept the boundary line adjustment between parcels #0691-100 and #0691-200, with the condition of verifying wastewater approval.

Sweeney seconded

Discussion – none

Vote: Yes – 5 (Barrett, Charbonneau, Fyles, Smiley, Sweeney)

No – 0

Abstention – 1 (Johnston)

Motion carries

Smiley made the motion to declare this public hearing is closed.

Fyles seconded

Discussion – none

Vote: Yes – 5 (Barrett, Charbonneau, Fyles, Smiley, Sweeney)

No – 0

Abstention – 1 (Johnston)

Motion carries

- b) *Application #2017DRB-14-SP is a request by Louis duPont and Walter Hellier, dba Stark Mountain Woodworking for amended site plan approval pursuant to Section 350, for an addition to an existing woodshed/storage structure.*

L. duPont applied for approval for a 20 x 36 ft shed as additional storage of lumber in early October 2017. This shed would be located at the southern end of the building. On October 25, 2017 L. duPont asked in writing to the Zoning Administrator (ZA) for an amendment to the application for approval of two 8 ft x 40 ft storage containers, also used for lumber storage.

Dave Wetmore requested duPont come before the DRB for approval of the two 8 ft x 40 ft storage containers; one located on the North and one on the South ends of the Stark Mountain Woodworking building.

Sweeney made the motion to review this entire property under neighborhood commercial district.  
Charbonneau seconded

Discussion: This property is split between neighborhood commercial and rural agriculture zoning.

Vote: Yes – 6 (Barrett, Charbonneau, Fyles, Johnston, Smiley, Sweeney)

No – 0

Abstention – 0

Motion carries

Looking at the site plan the DRB felt there was sufficient footage to meet all setbacks.

There would be no change to traffic flow, but Stark Mountain Woodworking have created 4 vehicle parking spaces on the east side of the building.

There would be no change to outside lighting.

It was asked if there would be more additional storage containers placed on the property.

- L. duPont indicated no more storage containers placed on the property.

Are the two storage containers currently on the property staying?

- The north storage container would be staying
- It wasn't indicated that the southern storage container would be leaving

Sweeney made the motion to approve application #2017DRB-14-SP (Site Plan) by Louis duPont and Walter Hellier, dba Stark Mountain Woodworking, with the following conditions:

- With the same conditions as previously agreed upon.
- Be aware of lot coverage so as not to exceed maximum lot coverage.

Smiley seconded

Discussion – none

Vote: Yes – 5 (Barrett, Charbonneau, Fyles, Smiley, Sweeney)

No – 0

Abstention – 1 (Johnston)

Motion carries

Smiley made the motion to declare this public hearing is closed.

Fyles seconded

Discussion – none

Vote: Yes – 5 (Barrett, Charbonneau, Fyles, Smiley, Sweeney)

No – 0

Abstention – 1 (Johnston)

Motion carries

**Sketch Plan Reviews** – none

**DRB Business:**

**1. Minutes of September 18, 2017**

Johnston made the motion to accept the DRB minutes of September 18, 2017 as presented.

Smiley seconded

Discussion – none

Vote: Yes – 5 (Barrett, Charbonneau, Fyles, Johnston, Smiley)

No – 0

Abstention – 1 (Sweeney)

Motion carries

**2. Review and Sign Decisions – none**

**3. Review Decisions Compliance and/or Sign Final Plats – none**

**4. Correspondence**

- John Madden letter of 10/11/2017 regarding Pete's Tire
- Michael Russell, Attorney, letter of 10/31/2017 requesting the hearing scheduled for November 20, 2017 be rescheduled, because of his conflict. No Action Taken

**5. New Business – none**

**6. Old Business – none**

Fyles made the motion to adjourn

Smiley seconded

Discussion – none

Vote: Yes – 6 (Barrett, Charbonneau, Fyles, Johnston, Smiley, Sweeney)

No – 0

Abstention – 0

Motion carries

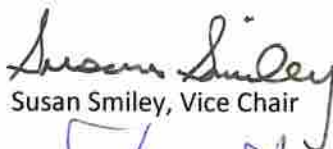
The meeting was adjourned at 8:07 PM

Respectfully Submitted By

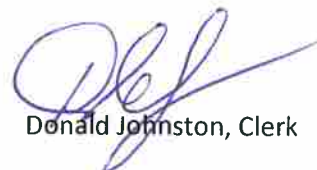
Karen Gallott



Kathy Barrett, Chair



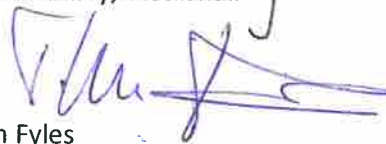
Susan Smiley, Vice Chair



Donald Johnston, Clerk



Carol Charbonneau



Tom Fyles



Mike Sweeney