

**Development Review Board  
Town Offices, New Haven, Vermont  
November 21, 2011**

**ORIGINAL**

**Members Present:** Donna Blaise, Tim Bouton, Steve Dupoise, Don Johnston, Mike Sweeney

**Members Absent:** Kathy Barrett, Jim Gallott

**Alternates Present:** Victor Bolduc, Andy Dykstra

**Staff:** Zoning Administrator – Dave Wetmore  
Assistant Zoning Administrator – Jill DeVoe (taking minutes)

**Guests:** Carl Cole, Steve & Marcia Dupoise, Michele Fouts, Jeff Fouts, Jackie Beecham, Ron LaRose, John Peters, Roger & Elizabeth Stowe

Tim Bouton, Chair called the Development Review Board (DRB) meeting to order at 7:00 PM. Introduction of the DRB members and others were made to the public.

**Public Hearing**

1. Michele Fouts, Conditional Use – application #2011-DRB-25.

Michele is requesting CU approval for a State licensed family childcare center pursuant to section 518(3). This section was recently amended under interim zoning adopted by the New Haven Select Board on October 18, 2011. Michele would like to open a twelve child autistic school - family childcare facility with an educational component licensed by the state of Vermont, Department of Children and Families.

The following evidence was presented in support of the application.

- A letter was written by Gary Gero, property owner, giving Michele permission to speak on his behalf.
- The only changes to the property would be adding a small fenced play yard for the children and possibly some additional parking. In the event additional parking is needed Michele will seek the advice of a professional. There is no need at this point to park along the road, plenty of space for six (6) full time parking spaces & 20+/- drop off & pick up. There is a 60' right of way for River's Bend Road that accesses the Criley and Hasting property. There would be no change to the existing foot print of the structure.
- No additional waste water system is needed. Rick Oberkirk was contacted in regards to this matter.
- Project is in the process of state approval. Initial application is in along with project review sheet. A back ground check is being conducted and a visit from state as soon as Michele is definite this will be the location for the facility.
- State of Vermont will make sure an inspection by the division of fire & safety is approved before license is issued.

- A letter To Whom It May Concern was submitted by Thomas Crilly about the maintenance, care, and blocking of the road. Michele wants to make every effort to take care of her responsibilities & create a harmonious situation. There is a survey map and deed that states each property owner “owns” the road and it is their responsibility to maintain & obtain access to their property.
- The school would basically be on the same calendar as the public system and also have a summer program.

**Opened for Public Comment**

No comments

**Public Comment Period Closed**

Approval subject to the condition that Michele is licensed by the State and her business has an educational component. Michele assures the DRB that her program does have an educational component.

Andy Dykstra made a motion to approve the application #2011-DRB-25 with the above condition.

Victor Bolduc seconded

Vote: Yes – Blaise, Bolduc, Bouton, Dupoise, Dykstra, Johnston, Sweeney

No- 0

Abstention- 0

2. Margaret Merritt –Final Review for a Boundary Line Adjustment - application #2011-DRB-21  
The following evidence was submitted in support of this application.

- A letter was submitted by Merritt authorizing Carl Cole to speak and make decisions on her behalf.
- Cole explained a subdivision of three (3) lots was created back in 2007 - Ms. Merritt had planned to live away, but has since decided to move back & the BLA is to prevent anyone from building “right on top of her”. Current proposal does not create a new lot or subdivision. Lots are in the RA-10 district, although lot 1-A lies mostly in RA-2. Was originally approved as a PRD.
- An amended waste water permit is required, although septic plan will not change. No change to location of septic easements.

All requests by the DRB from the previous meeting have been met

**Opened for Public Comment**

No comments

**Public Comment Period Closed**

Don Johnston made a motion to accept the application as presented

Andy Dykstra seconded

Vote: Yes – Blaise, Bolduc, Bouton, Dupoise, Dykstra, Johnston, Sweeney

No- 0

Abstention- 0

3. Brett & Carol Schreiber –Two (2) lot subdivision - application #2011-DRB-19

The following evidence was submitted in support of this application.

- A letter was submitted by the Schreiber’s authorizing Ron LaRose to speak and make decisions on their behalf.
- The Schreiber’s are proposing a two (2) lot subdivision – 20 acres to remain with Schreiber SFH and 5.1 acres remaining on Lime Kiln Rd.
- Roger Boise has seen the area for the driveway cut. Roger believes it is the best spot for the driveway. Access permit is pending SB approval.
- 5.1 acre parcel is in the RA-2 district and complies with all district requirements
- Waste water permit has been approved by the state.

**No questions from the board**

**Open for Public Comment**

John Peters objected to waste water due to the isolation exclusion zone. He is also concerned about the trees that line the property boundary. When curtain drain was installed the roots of the trees along the fence line were damaged. As of June 1, 2010 the state required property owners to notify adjoining land owners. Peters feels that sewage disposal system impinges on neighboring properties. LaRose explained that this is not a new issue and state uses a first come first serve basis.

Cole says lot meets zoning requirements – Permit from state has been approved and the only thing that is not allowed is the development of a well in the isolation exclusion zone.

Board asks if the New Haven By-Laws address this concern/issue. ZA says no – except as they applied to setbacks, 25’ from boundary. LaRose says they can change the location of septic to comply with setback.

Tim Bouton asked Mr. Larose to explore other options for septic. LaRose stated septic has been approved by the State of Vermont. Bouton will call Ray Dean with the state who was the engineer on this project.

**Public Comment Closed**

Steve Dupoise made a motion to recess the Schreiber public hearing to the December 5, 2011 7Pm meeting to take time to consider Mr. Peters concerns and allow Bouton to discuss with Ray Dean. Victor Bolduc seconded

Vote to recess the issue until the December 5<sup>th</sup> DRB meeting.

Yes – Blaise, Bolduc, Bouton, Dupoise, Dykstra, Johnston, Sweeney

No- 0

Abstention- 0

Don Johnston left the meeting for a previous commitment.

4. Ethan Allen Highway Storage – Site Plan Review - application #2011-DRB-23, continued from November 7, 2011.

Donald Johnston recused himself from this hearing as he was hired by Dupoise to prepare the documents for this proposal.

DRB member Steve Dupoise recused himself from this hearing as Steve & Marcia are his Parents. The following additional evidence was submitted in support of this application.

- Steve & Marcia Dupoise came before the DRB tonight with items that were requested from the last meeting. Two new storage buildings would like to be added west of the current buildings. New building would be of the same height or less.
- A new site plan was presented with setbacks, lighting locations, and a lighting fact sheet.

**No Questions from the board**

**Open for Public Comment**

No Public Comment

**Public Comment Closed**

Andy Dykstra made a motion to approve the application as presented  
Donna Blaise seconded

Vote: Yes – Blaise, Bolduc, Bouton, Dykstra, ~~Johnston~~, Sweeney  
No- 0  
Abstention- 0

**End of Public Hearing**

**DRB Business:**

- I. Sketch plan reviews
  - a. Roger & Elizabeth Stowe – Sketch Plan Review – 2-lot SD of parcel #0335-110 on map #9  
Roger & Elizabeth would like to separate their house from the farm. Possible future sale of farm. 10.1 acres includes house & quannza hut

The DRB indicated all buildings must meet the required setbacks  
They would also like to see the following:

- Waste water information/site plan is required
- Waste water replacement for each lot
- Waterline easements
- Remaining balance of total acreage
-

II. Minutes

A motion was made by Steve Dupoise to approve the November 7<sup>th</sup> minutes as read

Andy Dykstra seconded

Vote – yes- Blaise, Dupoise, Sweeney, Bolduc, and Dykstra

No – 0

Abstention – Bouton (was not in full attendance of meeting)

III. Review and sign decisions

a. Amos Roleau– application #2011-DRB-13

Motion to approve by Steve Dupoise

Mike Sweeney seconded

Vote- yes- Blaise, Dupoise, Bolduc, and Dykstra

No-0

Abstention- Bouton, Sweeney

b. LaPerle/Wyatt – application #2011-DRB-20

Motion to approve written decision as drafted by Steve Dupoise

Victor Bolduc seconded

Vote- yes- Blaise, Dupoise, Bolduc, and Dykstra

No-0

Abstention- Bouton, Sweeney

c. John Roleau – application #2011-DRB-22

Motion to approve written decision by Donna Blaise

Victor Bolduc seconded

Vote- yes- Blaise, Dupoise, Bolduc, and Dykstra

No-0

Abstention- Bouton, Sweeney

IV. Review for compliance and sign final plat

a. None

V. Correspondence

a. Pike Industries waste water permit

b. Neil property

VI. New Business

a. None

VI. Old Business

a. None

VII. Adjournment

Motion to adjourn meeting was made by Steve Dupoise

Victor Bolduc seconded

Vote – yes- Blaise, Dupoise, Sweeney, Bolduc, and Dykstra

Meeting was adjourned at 9:00 PM

*Signatures  
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Page 5  
D.M.*

*[Handwritten signature]*

Victor Selden

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Donna Pea Blaise

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