

Town of New Haven  
DEVELOPMENT REVIEW BOARD MEETING  
HYBRID Public Meeting  
Monday, November 4, 2024  
Meeting Minutes

**DRAFT**

**DRB Members Present:**

Charlie Roy, Kathy Barrett, Carol Charbonneau, Tom Fyles, Paul Audy, Victor LaBerge

**Staff Present:**

Peggy Connor, Zoning Administrator, Minutes

**Visitors Present:**

Applicant Jay Jipner, neighbors Amanda Bodell, Jeff Glassberg (7:25 p.m. arrival), neighbor Lesley Huston (remote), Jeremy Revell of Lincoln Applied Geology, Attorney John Mazzuchi, Anthony Stout of Lakeside Environmental Group, and surveyor Barry Michael Paul.

**Call to Order:**

DRB Chair Charlie Roy called the meeting to order at 7:00 p.m.

**I. Adjustments to Agenda:**

Applicant Wendy Mayer has requested the DRB continue Application #2024-DRB-19-SD to January 6, 2025.

**II. Visitors Business**

None.

**III. Continuation of Preliminary Plat Hearing held October 7, 2024 on Application #2024-DRB-10-SD submitted by Wendy Mayer, Trustee of the Anna Smith Third Party Special Needs Trust, on parcel #807 located at 2482 Munger Street, New Haven, VT, per Section 921 of the New Haven Zoning and Subdivision Regulations adopted April 2024.**

Kathy Barrett moved to continue the Preliminary Plat Hearing on Application #2024-DRB-10-SD submitted by Trustee Wendy Mayer to January 6, 2025; Tom Fyles seconded. Motion carried with 6 in favor (C. Roy, K. Barrett, T. Fyles, V. LaBerge, C. Charbonneau, P. Audy), and 0 opposed. **MOTION PASSED.**

**IV. Final Plat Review and Approval on Application #2024-DRB-21-SD submitted by applicant Jay Jipner and landowner Shannon Jipner for a minor subdivision of a 9.4+/- acre parcel located at 1451 Hallock Road in the RA-2 zoning district, in accordance with Section 923 of the New Haven Zoning and Subdivision Regulations adopted April 2024.**

Attorney John Mazzuchi provided an overview of the Jipner subdivision proposal, noting that the intent is to build a retirement home on the proposed new lot:

- The Town's current zoning regulations have expanded the RA-2 zoning district to 600' deep.
- Both proposed lots are greater than 2 acres in size: 5.788+/- acres for remainder Lot #1, and 3.594 acres for newly created Lot #2.
- The proposed house on Lot #2 meets dimensional standards and setbacks.
- There is an existing barn, with two existing driveways on Lot #2, and an existing one-story dwelling with driveway on Lot #1.
- An environmental assessment of the site has been performed by Jeremy Revell of Lincoln Applied Geology.
- A Wetland Delineation has been completed on site and approved by the State of Vermont.
- A wastewater system and potable water supply permit has been obtained for the site.

Town of New Haven  
Development Review Board  
Meeting Minutes – November 4, 2024

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62 Regarding the site plan review objectives incorporated into the subdivision approval process,  
63 Attorney Mazzuchi added that:  
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- 65 ➤ The construction of a new house on the proposed lot is harmonious with the use and
- 66 character of adjacent properties;
- 67 ➤ There will be no issue with traffic safety given the adequacy of sight lines;
- 68 ➤ No screening is necessary.
- 69 ➤ There will be no adverse impact on renewable energy resources.  
70

71 Surveyor Barry Michael Paul shared an aerial map of the proposal with DRB members, and  
72 noted that:  
73

- 74 ➤ There are no improvements planned for remainder Lot #1.
- 75 ➤ The existing house on Lot #1 is now served by a shallow well connection to the barn but
- 76 will subsequently be connected to a new drilled well serving the new house and barn on
- 77 Lot #2.
- 78 ➤ The existing barn is used for personal storage (i.e., snowmobiles, 4-wheeler, various
- 79 equipment)  
80

81 Anthony Stout, Senior Planner for Lakeside Environmental Group, spoke on behalf of neighbors  
82 Amanda Bodell and Jeff Glassberg whose property on Maple Street in the Town of Waltham  
83 abuts the Jipner parcel along the north side. It is their contention that, based on the description  
84 of the zoning districts in New Haven's zoning regulations as well as other state maps, the Jipner  
85 parcel is split between RA-2 and RA-10 zoning districts. Additionally:  
86

- 87 ➤ The Town's zoning regulations state that the RA-2 district "generally consists of all areas
- 88 within 600 feet of either side of the centerline of all present roads of the Town, except
- 89 U.S. Route 7, Vermont Route 17, River Road, and flood hazard areas." Neighbors
- 90 interpret this to mean the RA-2 district ends at a line drawn to the side, or perpendicular,
- 91 of the end of the center line of Hallock Road.
- 92 ➤ The center line of Hallock Road ends where it crosses the Waltham-New Haven town
- 93 line, as depicted on official state highway maps and claimed for state cost sharing by
- 94 each town.
- 95 ➤ The town line is also depicted on state GIS maps in the same location, along the west
- 96 side of Maple Street.
- 97 ➤ It is the position of neighbors Amanda Bodell and Jeff Glassberg that the buildable
- 98 portion of the new Jipner lot would be located in the RA-10 district, resulting in the lack
- 99 of sufficient acreage to support approval of a building lot at that location.  
100

101 Neighbors Amanda Bodell and Jeff Glassberg would consider setting these concerns aside if  
102 revisions to the Jipner plat and site plan were made to include:  
103

- 104 ➤ moving the proposed house 75 feet to the south, slightly behind the existing barn, with
- 105 trees to soften the view.
- 106 ➤ Landscaping plan to consist of at least three hardwood shade trees, nursery stock with
- 107 at least a 2-inch caliper between the alternate house location and the neighbors' home;
- 108 ➤ the DRB requires electric and communication cables to run underground from an
- 109 existing pole as shown on the alternative site plan provided;
- 110 ➤ protection of the viewshed over the Jipner parcel, both from the public road and from
- 111 their homestead to their farmland and beyond;
- 112 ➤ compatibility of the proposed Jipner house with farming on their adjoining farmland;
- 113 ➤ cluster the new home closer to the existing barn, placing it further from the neighbors'
- 114 farmland.  
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116  
117 Neighbor Lesley Huston who lives on 3689 Maple Street in Waltham objected to the  
118 modification as proposed by Amanda Bodell and Jeff Glassberg, pointing out that relocating the  
119 proposed Jipner house would interfere with her views.

120  
121 Noting that Anthony had indicated there would be 240-250' of road frontage for the newly  
122 created parcel, Lot #2, and the lot goes back more than 600 feet, Kathy Barrett contended that  
123 the parcel lies in the RA-2 zoning district as defined by the Town's Zoning Map and regulations.

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125 Applicant Jay Jipner agreed to plant screening around the proposed house site. Anthony Stout  
126 contended that adding trees to the current proposal would block the view of the neighbors'  
127 farmland. He proposed that the applicant meet with all concerned neighbors to agree on a  
128 building site satisfactory to everyone.

129  
130 Kathy Barrett asked when the original curb cut to the field was done and whether it was  
131 approved by the Town of New Haven or Waltham. Jay Jipner indicated the farm cut was  
132 approved by the Town of New Haven in the 80's. Kathy pointed out that the Town's zoning map  
133 shows that the entire parcel lies in the RA-2 zoning district, and cited Section 221 of the New  
134 Haven Zoning and Subdivision Regulations:

135  
136 "If uncertainty exists with respect to the boundary of any zoning district on the Zoning  
137 Map, the Development Review Board shall determine the location of such boundary."  
138

139 Barry Paul cited the disclaimer on the Vermont GIS Town Boundary map provided by the  
140 Vermont Agency of Natural Resources which was included with Anthony Stout's memo stating  
141 that "This map is for general reference only. Data layers that appear on this map may or may  
142 not be accurate, current, or otherwise reliable..."

143  
144 Tom Fyles moved to accept the proposed subdivision based on the map drawn by surveyor  
145 B.M. Paul as revised on October 30, 2024, which the DRB believes to be accurate. DRB  
146 approval is contingent upon the final Mylar showing the location for the proposed well, septic,  
147 wetlands, and northern curb cut for the proposed house site upgraded from agricultural to  
148 residential. Paul Audy seconded the motion. Motion carried with 6 members in favor (C. Roy, K.  
149 Barrett, T. Fyles, C. Charbonneau, V. LaBerge, P. Audy), 0 opposed. **MOTION PASSED.**

150  
151 As a point of order, Anthony Stout asked if approval was for the subdivision as well as site plan.  
152 In accordance with Section 915 of the New Haven Zoning and Subdivision Regulations, site  
153 plan review and approval are incorporated into the subdivision process; however, neighbors are  
154 welcome to meet and discuss a mutually agreed upon alternative for the location of the  
155 proposed house prior to submission of the final Mylar.

156  
157 **V. Close hearing on Application #2024-DRB-21-SD**

158 Kathy Barrett moved to close the hearing on Application #2024-DRB-21-SD; Carol  
159 Charbonneau seconded. Motion carried with 6 members in favor (C. Roy, K. Barrett, T. Fyles, V.  
160 LaBerge, C. Charbonneau, P. Audy), 0 opposed. **MOTION PASSED.**

161  
162 **V. Approval of October 21, 2024 DRB meeting minutes**

163 Carol Charbonneau moved to approve the October 21, 2024 DRB meeting minutes; Victor  
164 LaBerge seconded. Motion carried with 5 members in favor (C. Roy, K. Barrett, T. Fyles, C.  
165 Charbonneau, V. LaBerge), 0 opposed and 1 member abstaining (P. Audy). **MOTION PASSED.**

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Town of New Haven  
Development Review Board  
Meeting Minutes – November 4, 2024

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**Adjourn**

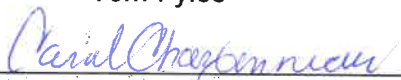
Victor LaBerge moved to adjourn; Carol Charbonneau seconded. Motion carried with 6 members in favor (K. Barrett, C. Charbonneau, C. Roy, V. LaBerge, T. Fyles, P. Audy), none opposed. **MOTION PASSED.**

Meeting adjourned at 8:15 p.m.


Respectfully submitted,  
Peggy Connor

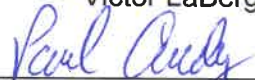
  
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Charlie Roy, Chair

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Tom Fyles

  
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Carol Charbonneau

  
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Kathy Barrett, Vice Chair

  
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Victor LaBerge

  
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Paul Audy