

**Development Review Board
Town Offices, New Haven, Vermont
November 5, 2012**

Members Present: Kathy Barrett, Donna Blaise, Tim Bouton, Jim Gallott, Steve Dupoise, Donald Johnston, Mike Sweeney

Alternates Present: Victor Bolduc

Staff: Zoning Administrator-Dave Wetmore

Guests: Louis duPont

Tim Bouton, Chair called the Development Review Board (DRB) meeting to order at 7:00 PM.

Visitor Business – none

Public Hearing

The Chair reversed the order of the public hearings tonight.

1. *Application #2012-DRB-08 continued from 9/17/2012, 10/1/2012 and 10/15/2012. Being a request for conditional use and site plan approval by the Chittenden County Transit Authority (CCTA) for a bus stop and associated parking.*

Gallott made the motion to continue the CCTA application to the November 19, 2012 regularly scheduled DRB meeting.

Dupoise seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bouton, Dupoise, Gallott, Johnston, Sweeney)

No – 0

Abstention – 0

Motion carries

2. *Application #2012-DRB-11, Stark Mountain Woodworking amended site plan request.*

Johnston (Board Member) recused himself from this hearing.

Bolduc will be a voting member

duPont explained that Stark Mountain Woodworking would like to add a 58 x 32 foot addition on the east side of the existing building. The addition would (a) enlarge the existing shop (b) house various wood working machinery (c) include a bathroom. The addition would have windows on the east side only, a garage door and a man door on the north side.

Stark Mountain would also like to convert an existing covered shed that is 28 x 23 feet into an enclosed shed on a slab. This shed will be attached to the two other existing sheds and will have a roof pitched to the East.

The DRB discussed the fact that this property is split in the middle by two different zoning districts.

Sweeney made the motion to recognize that the neighborhood commercial zoning district be extended to the southern boundary (as it exists today – Nov 5, 2012) of Parcel #269-100, on the east side of South Street.

Blaise seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Gallott, Sweeney)

No – 0

Abstention – 0

Motion carries

- The Chair indicated that this application would be an expansion of the existing building.
- The existing building meets all front, side and rear setbacks.
- There are no proposed exterior lights.
- There will be sufficient access to the east side of the building for emergency vehicles.
- Hours and days of operation were discussed: Hours would be 6:00 AM to 6:00 PM; Days would be Monday through Friday with the ability to work up to but not exceed fifteen (15) weekends (Saturday & Sunday) per year.
- The Site Plan should show up to 18 parking spaces.

Opened for Public Comment:

The Zoning Administrator (ZA) indicated there have been no complaints of noise by the neighbors. The wastewater permit is pending from the State.

Public Comment Period Closed

Sweeney made the motion to accept the Site Plan as presented with the following conditions:

- Approval by the State for the Waste Water permit
- The site plan should show parking spaces for 18 cars and 2 trucks
- Days of operation – Monday through Friday with the ability to work up to but not exceed fifteen (15) weekends (Saturday & Sunday) per year.
- Hours of operation – 6:00 AM to 6:00 PM
- There will be a maximum of 16 employees

Gallott seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Gallott, Sweeney)

No – 0

Abstention – 0

Motion carries

Site Plan hearing is closed.

DRB Business

I Sketch plan reviews – none

II Minutes

There was discussion on the McGrath application motion made by Gallott to include the mentioning of cars and motorcycles.

Gallott made the motion to approve the October 15, 2012 DRB minutes as presented with corrections.

Johnston seconded

Discussion – none

Vote: Yes – 6 (Barrett, Blaise, Bolduc, Bouton, Gallott, Johnston)

No – 0

Abstention – 2 (Dupoise, Sweeney)

Motion carries

III Review and Sign Decisions

a) Application #2012-DRB-10 – McGrath amended Conditional Use and site plan approval.

There was discussion on the Findings and Decision and changes were made.

Gallott made the motion to accept the Findings and Decisions for McGrath as presented with the changes made.

Blaise seconded

Discussion – none

Vote: Yes – 5 (Barrett, Blaise, Bolduc, Bouton, Gallott)

No – 0

Abstention – 2 (Dupoise, Sweeney)

Motion carries

b) Application #2012-DRB-09 – Clark expansion of non-conformity.

The DRB all agreed they would like the Decision reviewed by the Town of New Haven's attorney before any action is taken.

IV Review for compliance and sign final plat

a) Eriksen/Post plat. The water easement for Jackman is not shown on the plat. The surveyor will make the necessary addition, and return with a corrected plat.

V Correspondence – none

VI New Business – none

VII Old Business

a) Budget requests

DRB Board would like to request financial re-numeration to its board and alternates.
The chair will present this to the Select Board.

Other items on the budget will remain at the level they were the last fiscal year.

Dupoise made the motion to adjourn

Gallott seconded

Discussion – none

Vote: Yes – 8 (Barrett, Blaise, Bolduc, Bouton, Dupoise, Gallott, Johnston, Sweeney)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 9:02 PM

Respectfully Submitted By

Karen Gallott



Tim Bouton, Chair Jim Gallott, Vice Chair



Kathy Barrett Donna Blaise



Victor Bolduc Steve Dupoise



Donald Johnston Mike Sweeney