

**Development Review Board  
Town Offices, New Haven, Vermont  
November 7, 2011**

**ORIGINAL**

**Members Present:** Donna Blaise, Tim Bouton (arrived at 7:50 PM), Steve Dupoise, Jim Gallott

**Members Absent:** Kathy Barrett, Donald Johnston, Mike Sweeney

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

**Staff:** Zoning Administrator - Dave Wetmore

**Guests:** Adam LaPerle, Ron Larose, John Roleau, Ben Wyatt, Steve Dupoise, Marcia Dupoise, Tim Bouton

As the Chair, Tim Bouton, was not present, Jim Gallott, Vice Chair called the meeting of the Development Review Board (DRB) to order at 7:00 PM. Introduction of DRB members and others present were made to the public. Both alternates Dykstra and Bolduc will be voting members this evening. As various applicants had not arrived yet, the agenda will be modified to accommodate those individuals that were present first.

**Public Hearing**

1. *LaPerle-Wyatt, Boundary Line Adjustment (BLA) – application #2011-DRB-20.*

Adam LaPerle indicated that they and Wyatt's would like to adjust their common boundary line. The properties are located on King Farm Road. LaPerle's property would increase by 1.8 acres and Wyatt's would be reduced by 1.8 acres.

The Zoning Administrator (ZA) indicated that all four items the DRB requested at the October 3, 2011 meeting have been addressed:

- A survey showing all buildings and set backs shown – done
- Septic and well locations should be shown – done
- Amended septic permit from the State is in the mail – this addressed the item the DRB requested – Letter from the State for an amended septic – done
- The Site Plan will need the DRB's standard BLA wording – done

These properties are under the 10 acre requirement; but they were originally approved as a Planned Residential Development (PRD) thus they meet the acreage requirements for a PRD.

**Opened for Public Comment**

No comments

**Public Comment Period Closed**

Dupoise made the motion to approve the BLA as presented.

Dykstra seconded

Discussion – none

Vote: Yes – 5 (Blaise, Bolduc, Dupoise, Dykstra, Gallott)

No – 0

Abstention – 0

Motion carried

LaPerle asked the DRB, since there was no formal public opposition to this BLA, would the DRB waive the 30 day appeal period. Not only for this application, but for other BLA applications, that there are no formal public oppositions. The reason this was asked is the Wyatt's have a buyer and they would like to move the process forward as quickly as possible.

The ZA explained that this request was permissible by the applicant, and explained to the DRB how this would work.

Members of the DRB were in agreement to this. Gallott suggested addressing this along with the Findings of Fact and Conclusions of Law for LaPerle/Wyatt at the next DRB meeting scheduled for November 21, 2011. This will allow absent DRB members a chance to weigh in on the subject and DRB members present this evening more time to reflect on this.

*2. Amos Roleau – final plat review for a 6-lot Subdivision (SD) – application #2011-DRB-13.*

John Roleau is representing Amos Roleau this evening. There is a letter of consent from Amos in the file.

The ZA indicated the 3 items the DRB asked for at the September 19, 2011 meeting have been addressed and done.

- Confirmation from the State for the road cut accesses on Route 17
- Copy of the site plan for Lot #1 –addressed the Davidson's concerns that the Davidson's property will not be affected by wastewater or topographical drainage from Lot #1
- Survey of the property needs to be done

The plat presented tonight showed the easements for the septic. Roleau confirmed that there were no other changes to the Plat from the last time the DRB reviewed it.

**Opened for Public Comment**

No comments

**Public Comment Period Closed**

Blaise made the motion to accept the Subdivision Final Plat as presented

Bolduc seconded

Discussion – none

Vote: Yes – 5 (Blaise, Bolduc, Dupoise, Dykstra, Gallott)

No – 0

Abstention – 0

Motion carried

*3. John Roleau-Site Plan Review –Application 2011-DRB-22.*

John Roleau indicated that he purchased the parcel of land on Route 17 (73 Main Street) that the Post Office and Antique Shop are located on. He is seeking to split the first level of the building into two retail spaces. One space for a barbershop, the second space for a kids and maternity consignment clothing shop. The second floor will remain, as it currently is, an occupied apartment. Roleau would like to build on a 6 x 6 breezeway for the buildings front door to make it more weather friendly and also to make the entrance handicap accessible.

The antique store was considered retail, but the installation of a barber shop necessitates a Change of Use (Section 350) as a barber shop is considered personal service.

This property is in the Highway Commercial District and both retail store and personal service are By-Right Uses. Setback requirements are 75 feet from the center of the road. There is 80 feet of setback.

The ZA mentioned that a concern for the property is the flood area. Under further investigation the ZA confirmed that the building and Post Office building are not in the flood plain. The ZA advised Roleau to make sure there are adequate parking spaces.

The DRB were in agreement that what was presented tonight was acceptable.

**Open for Public Comment**

No comments

**Public Comment Period Closed**

Dupoise made the motion to approve the Site Plan as presented

Dykstra seconded

Discussion – none

Vote: Yes – 5 (Blaise, Bolduc, Dupoise, Dykstra, Gallott)

No – 0

Abstention – 0

Motion carried

#### 4. *Ethan Allen Highway Storage – Site Plan Review – application #2011-DRB-23*

Steve Dupoise who presented the Site Plan this evening to the DRB is the father of Steve Dupoise who is a member of the DRB and recused himself for this hearing.

Dupoise indicated that he would like to add two more new storage buildings west of the current buildings. The new proposed buildings would be 30 feet wide by 70 feet long and 90 feet long respectively. The size of the units would be 10 x 10 or 10 x 20. The proposed gravel driveway between the buildings would be 20 feet wide.

This proposal is a permitted use and meets all setback requirements.

The question was asked on how the proposed new buildings would affect traffic to the site. Dupoise mentioned the large volume of traffic to the site comes in August and again in May; the arrival and departure of college students. Other than August and May there are approximately 4 or 5 vehicles per day accessing the site.

Proposed lighting for the new buildings would be down shielded and Dupoise figured two lights on the east and west ends of the buildings and two lights located at the middle of the buildings.

There would be no additional signage

No impact to the existing drainage

No additional landscaping would be needed as the proposed two buildings are located behind existing buildings and landscaping.

Gallott mentioned that he would like to see an updated site plan showing all the buildings and have the setback distances on the plan.

#### **Opened for Public Comment**

Bouton indicated that he would like to see the overall future big picture of this project. If Dupoise could provide a plan for what he thinks the site would look like in 10 or 15 years it would be much appreciated.

#### **Public Comment Period Closed**

The DRB has asked Dupoise to come back with the following:

- An updated site plan with all buildings shown
- Lighting locations shown on the site plan
- Set backs shown on the site plan
- Contours with regard to water drainage to be shown

Blaise made the motion to recess this Site Plan Review to the next scheduled DRB meeting on November 21, 2011 with the following conditions:

- An updated site plan with all buildings shown
- Lighting locations shown on the site plan
- Set backs shown on the site plan
- Contours with regard to water drainage to be shown

Bolduc seconded

Discussion – none

Vote: Yes – 4 (Blaise, Bolduc, Dykstra, Gallott)

No – 0

Abstention – 0

Motion carried

#### 5. *Stark Mountain Woodworking, Site Plan and Variance – application was withdrawn*

Tim Bouton joined the DRB as a voting member at 7:50 PM

**Review and Sign Decisions**

**a. Pike Industries**

Bouton made a motion to approve the Findings of Fact and Conclusions of Law with amendments.

Dupoise seconded

Discussion - none

Vote: Yes – 6 (Blaise, Bolduc, Bouton, Dupoise, Dykstra, Gallott)

No – 0

Abstention – 0

Motion carried

**b. Humane Society**

In retrospect the DRB did not mean to conduct a public hearing to allow the temporary sign and temporary hay bale art but what was intended was to advise the ZA that the DRB did not see anything wrong with the request.

**Minutes**

Blaise made the motion to approve the October 17, 2011 DRB minutes as presented.

Bolduc seconded

Discussion – none

Vote: Yes – 6 (Blaise, Bolduc, Bouton, Dupoise, Dykstra, Gallott)

No – 0

Abstention – 0

Motion carried

**Review of Compliance and Sign Final Plat**

**a. Dale Hastings**

Was approved and signed.

**Correspondence** – none

**New Business** – none

**Old Business** – none

Bouton made the motion to adjourn

Blaise seconded

Discussion – none

Vote: Yes – 6 (Blaise, Bolduc, Bouton, Dupoise, Dykstra, Gallott)

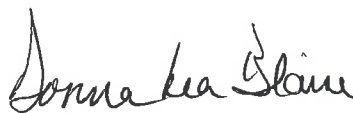
No – 0

Abstention – 0

Motion carried

The meeting was adjourned at 8:52 PM

Respectfully Submitted By  
Karen Gallott

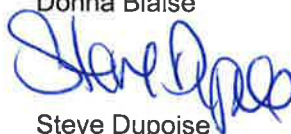


Donna Blaise



Victor Bolduc

Jim Gallott, Vice Chair



Steve Dupoise



Andy Dykstra

Tim Bouton