

Town of New Haven  
DEVELOPMENT REVIEW BOARD MEETING  
HYBRID Public Meeting  
Monday, October 16, 2023  
Meeting Minutes

**DRB Members Present:**

Kathy Barrett, Carol Charbonneau, Paul Audy (in person); Roger Hamilton and Tom Fyles (remote)

*Absent:* Don Johnston, Charlie Roy, Victor LaBerge

**Staff Present:**

Peggy Connor, Zoning Administrator, Minutes

**Visitors Present:**

Applicants Tamara and Joe Boise; Applicant Alex Layn; abutter Bill Sinks; Alexander LaRose, Esq., representing landowner R.L. Vallee

**Call to Order:**

Vice Chair Kathy Barrett called the meeting to order at 7:04 p.m.

**I. Adjustments to Agenda:**

None.

**II. Visitors Business**

None.

**III. An amended Conditional Use request by Tamara and Joe Boise (BIYD Properties – Cyclewise) Permit #2023-DRB-10-CU to amend the DRB decision on May 10, 2022 to reflect changes to the business expansion on property located at 130 Ethan Allen Highway, per New Haven Zoning Bylaws Section 341**

Applicant Tamara Boise reviewed changes to the expansion plan for B.I.Y.D. Properties initially approved by the DRB on May 10, 2022:

- Previously approved addition of 67' x 122' to be 64' x 120' and moved north to create more space between the two buildings to allow for storage tanks, septic pump and power for fire sprinkler system.
- Two hallways will connect the buildings; one measuring 12' x 24' on the east side, and one measuring 14' x 24' to the west.
- The newly designed building after construction will be 14,802 square feet as opposed to the originally proposed 15,494 square feet.
- Height and roof line of front façade over the existing building will be lower.
- All required setbacks to be maintained.
- All conditions of original permit #2023-DRB-10-CU remain in place with the exception of size and location of the building.

Paul Audy moved to approve the amended conditional use application as presented; Carol Charbonneau seconded. Roll call vote: 5 in favor (R. Hamilton, T. Fyles, C. Charbonneau, P. Audy, K. Barrett) 0 opposed. **MOTION PASSED.**

**IV. Conditional Use request by Alex Layn d/b/a Layn Properties, LLC for an agricultural and construction equipment sales and service facility to be located at 1908 Ethan Allen Highway (formerly Maplefields), per New Haven Zoning Bylaws Section 341**

Applicant Alex Layn reviewed his proposal for a change of use at the former Maplefields building currently owned by R.L. Vallee, located at 1908 Ethan Allen Highway in the Industrial and Highway Commercial zoning districts:

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- Layn's tenant, Munroe Tractor currently located at Driven Transport, LLC on 2877 Ethan Allen Highway, plans to move the business to the former Maplefields location on 1908 Ethan Allen Highway.
- The existing 60' x 100' building on 1908 Ethan Allen Highway will house office and a parts service area.
- All displays will be located on the asphalt surface to comply with wetland setbacks.
- No changes proposed to outside lighting.
- Tentative closing scheduled for January 30, 2024

Tom Fyles moved to approve the conditional use application as presented; Paul Audy seconded. Roll call vote: 5 in favor (R. Hamilton, T. Fyles, C. Charbonneau, P. Audy, K. Barrett) 0 opposed. **MOTION PASSED.**

**V. Approval of September 18, 2023 Meeting Minutes**

Kathy Barret moved to approve DRB minutes for September 18, 2023; Carol Charbonneau seconded. Roll call vote: 4 in favor (R. Hamilton, C. Charbonneau, P. Audy), 0 opposed, 1 abstaining (T. Fyles). **MOTION PASSED.**

**Approval of July 3, 2023 DRB meeting minutes**


Approval of minutes for July 3, 2023 deferred for lack of a quorum of those present at the meeting.

**VI. Adjourn**

Tom Fyles moved to adjourn; Carol Charbonneau seconded. Roll call vote: 5 in favor (R. Hamilton, T. Fyles, C. Charbonneau, P. Audy, K. Barrett) 0 opposed. **MOTION PASSED.** Meeting adjourned at 7:30 p.m.

Respectfully submitted,  
Peggy Connor

  
Kathy Barrett, Vice Chair

  
Paul Audy

  
Carol Charbonneau

Roger Hamilton

  
Tom Fyles