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**Town of New Haven  
DEVELOPMENT REVIEW BOARD MEETING  
HYBRID Public Meeting  
Monday, October 17, 2022**

**Meeting Minutes**

**DRB Members Present:**

*In Person:* Kathy Barrett, Paul Audy

*Remote:* Tom Fyles, Don Johnston, Roger Hamilton

Absent: Charlie Roy, Victor LaBerge, Carol Charbonneau

**Staff Present:**

Peggy Connor, Zoning Administrator, Minutes

**Visitors Present:**

Alex Layn (d/b/a Layne Properties, LLC)

**Call to Order:**

DRB Vice Chair K. Barrett called the meeting to order at 7:10 p.m.

**I. Adjustments to Agenda:**

None.

**II. Visitors' Business**

None.

**III. Site Plan Approval application from Alex Layn d/b/a Layn Properties, LLC (DRB-2022-14-SP) per New Haven Zoning Bylaws Sections 350-353 related to a proposed additions for shop/storage space at Layn Properties located at 2877 Ethan Allen Highway**

Applicant Alex Layn explained that his expanding auto repair business located in the Highway Commercial zoning district is in need of more space. Alex has proposed constructing a 40' x 120' addition on the south side of the existing repair shop, and a 30' x 90' structure on the north side of the building for storage. The lights on the south side may be relocated; however, Alex noted that minimum lighting allows for the on-site security cameras to operate more effectively. He advised that the proposed additions will eventually be heated with waste oil stored on-site, similar to the current heating system. Alex does not anticipate traffic being impacted, but is considering directional signage. The roof on the west side of the building will be extended approximately 30' x 45' to mitigate water run-off. This extension will have a gravel or stone base, which may be enclosed in the future.

Paul Audy moved to approve the site plan as proposed; Tom Fyles seconded.

DISCUSSION: Don Johnston suggested approval be granted on condition that all lighting meets the specific standards as cited in the Town's zoning bylaws. All agreed.

**Roll call vote:**

**Yes – 5 (P. Audy, T. Fyles, D. Johnston, R. Hamilton, K. Barrett)**

**No – 0**

**MOTION PASSED. Site plan approved upon the condition all lighting is in compliance with the Town's zoning bylaws.**

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**IV. Motion to close hearing**

Don Johnston moved to close the hearing re: DRB-2022-14-SP; Tom Fyles seconded.

**Roll call vote:**

**Yes – 5 (P. Audy, T. Fyles, D. Johnston, R. Hamilton, K. Barrett)**

**No – 0**

**MOTION PASSED. HEARING CLOSED.**

Next steps: Within 45 days, a written decision will be sent via certified mail to the applicant, and by first-class mail to abutters, followed by a 30-day appeal period. The applicant may apply for a building permit within 15 days.

**V. Approval of DRB meeting minutes for October 3, 2022**

T. Fyles moved to approve DRB meeting minutes for October 3, 2022; P. Audy seconded.

**Roll call vote:**

**Yes – 4 (P. Audy, T. Fyles, D. Johnston, K. Barrett)**

**No – 0**

**Abstention – 1 (R. Hamilton)**

**MOTION PASSED. October 3, 2022, minutes approved as presented.**

**Adjournment**

D. Johnston moved to adjourn; T. Fyles seconded.

**MOTION PASSED UNANIMOUSLY. Meeting adjourned at 7:25 p.m.**

Respectfully submitted,  
Peggy Connor

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Kathy Barrett, Vice Chair

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Paul Audy

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Tom Fyles

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Don Johnston

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Roger Hamilton