

**Development Review Board Minutes
Town Offices, New Haven, Vermont
October 21, 2013**

Members Present: Kathy Barrett, Tim Bouton, Steve Dupoise, Jim Gallott, Mike Sweeney

Members Absent: Donna Blaise, Donald Johnston

Alternate Present: Victor Bolduc

Staff: Zoning Administrator-Dave Wetmore

Visitors: Scott Hardy

Tim Bouton, Chair, called the Development Review Board (DRB) meeting to order at 7:00 PM. Bolduc will be a voting member tonight.

Visitors Business – none

Public Hearing

1. *Continued from 10/7/2013 – application #2013DRB-08-SP is a request by Dale Dingler, dba Dingler Holdings LLC for amended site plan approval. Mr. Dingler is not prepared for tonight. He requests that the hearing be moved to November 18, 2013.*

Dupoise made the motion to move application 2013-DRB-08-SP to November 18, 2013.

Gallott seconded

Discussion – none

Vote: Yes – 6 (Barrett, Bolduc, Bouton, Dupoise, Gallott, Sweeney)

No – 0

Abstention – 0

Motion carries

End of Public Hearing

DRB Business

1. Sketch plan reviews

a) Scott Hardy proposed 3-lot subdivision.

Hardy is proposing a 3- lot subdivision of his property located at 1374 Pearson Road, New Haven. Lot 1 with the current residence and out buildings is proposed at 3.7 acres: Lot 2 currently undeveloped is proposed at 2.3 acres and Lot 3 currently undeveloped is proposed at 14.4 acres. The septic for Lot 3 will be located on Lot 2.

The required road frontages for Lots 1 & 2 are met.

There is currently an agricultural road cut on lot 2.

The DRB would like the Site Plan to show the following:

- Easement to Lot 2 for the proposed septic system that will serve lot 3 needs to be shown
- Easement for the proposed right-of-way needs to be shown
- 5 foot contours need to be shown – due to the steep topography of the lot
- Wastewater permits with approval from the State
- If Hardy's plan to use the neighbor's (Millison's) driveway as part of an easement, a letter of agreement must be obtained from the Millison's

- If a new road cut is proposed for Lot 3 a letter of approval must be obtained from the Select Board
- A letter of approval from the Select Board to upgrade the existing agricultural road cut for proposed Lot 2
- Show significant natural features (wetlands, conservation district, etc.) on the Site Plan

Gallott made the motion to accept this application as a major subdivision.

Barrett seconded

Discussion – none

Vote: Yes – 6 (Barrett, Bolduc, Bouton, Dupoise, Gallott, Sweeney)

No – 0

Abstention – 0

Motion carries

2. Review of Minutes

Barrett made the motion to approve the October 7, 2013 DRB minutes as presented

Bolduc seconded

Discussion – none

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

No – 0

Abstention – 1 (Sweeney)

3. Review and Sign Decisions – none

4. Review for Compliance and Sign Final Plats – none

5. Correspondence

- Fall planning and zoning forum by VT League of Cities and Towns

6. New Business

There will be no DRB meeting on 11/4/2013.

7. Old Business – none

Dupoise made the motion to adjourn

Barrett seconded

Discussion – none

Vote: Yes – 6 (Barrett, Bolduc, Bouton, Dupoise, Gallott, Sweeney)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 7:55 PM

Respectfully Submitted By

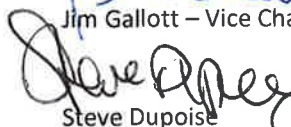
Karen Gallott



Tim Bouton – Chair



Jim Gallott – Vice Chair



Steve Dupoise



Kathy Barrett



Mike Sweeney

Victor Bolduc