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**Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
HYBRID Public Meeting
Monday, October 3, 2022**

Meeting Minutes

DRB Members Present:

In Person: Kathy Barrett, Paul Audy

Remote: Carol Charbonneau, Tom Fyles, Don Johnston

Absent: Charlie Roy, Victor LaBerge, Roger Hamilton

Staff Present:

Peggy Connor, Zoning Administrator, Minutes

Visitors Present:

John Tenny, Brent Rakowski, Sean Flynn (for Silver Maple Construction); Alex Layn

Call to Order:

DRB Vice Chair K. Barrett called the meeting to order at 7:02 p.m.

I. Adjustments to Agenda:

None.

II. Visitors' Business

None.

III. Site Plan Approval and Conditional Use Application from Sean Flynn of Silver Maple Construction (DRB-2022-12-CU) per New Haven Zoning Bylaws Sections 341 and 352 related to the proposed development of three buildings on Belden Falls Road currently subdivided and owned by Steve and Marcia Dupoise

Civil engineer Brent Rakowski advised that the proposed three buildings will serve as workshop and warehouse space, similar to those across the street on River Road. Site improvements will include a new curb cut from Belden Falls Road, drive, parking for 28 vehicles plus a handicap space, grading drainage, and stormwater treatment. A new mound wastewater system and drilled well will provide sanitary sewer disposal and water supply to the buildings. Brent added there will be landscaping along Route 7 for screening, and that a negligible increase in traffic is anticipated as a result of the additional buildings.

John Tenny and Sean Flynn reviewed the overall site plan and schematic design, noting the principal structure -- 30,000 square feet, 200' long, 150' deep, and 34' tall at its highest point -- will serve as a panelization facility, and the two 11,000-square-foot ancillary warehouses to the south will store raw materials and completed panels. The same RAB lights installed on the existing building on River Road will be used on the new facility, and heat is proposed to be provided by pellet stoves. A bio-mass version is being researched, which may require the construction of a silo for pellets, in which case, the applicant will apply for a permit from the DRB. Brent noted that the percentage of the lot area covered by the building area will be 10.6%, and the wastewater system design is based on a total of 24 employees (currently there are 5 employees).

DISCUSSION:

Noting the site plan indicates "office" as the proposed principal building, Kathy Barrett suggested that the final plan should read "workshop space," and once the number of light fixtures is determined, that should also be included.

57 Tom Fyles pointed out that conditional uses listed for the Highway Commercial District, Section
58 1005 of the New Haven Bylaws, does not include “manufacturing;” however, Kathy noted that
59 the application would qualify under #9: “Other highway commercial uses upon the finding by the
60 Development Review Board that such use is of the same general character as those permitted
61 and which will not be detrimental to the other uses within the district or to the adjoining uses.”
62

63 Regarding the intersection at Belden Falls/River Road and Route 7, Carol Charbonneau asked
64 if there will be any measures to make the intersection safer. Sean Flynn advised he has
65 petitioned the State for a stoplight or flashing light, regardless of any further development in the
66 area. He added that there will be approximately 300’ from Route 7 to the driveway onto the
67 proposed facility property, and no materials will be moved between the two locations to create
68 additional traffic. The new wall panels being manufactured on the new site will be shipped out
69 every 2-3 weeks.
70

71 Carol Charbonneau moved to approve the site plan and conditional use application #DRB-2022-
72 12-CU as proposed by Silver Maple Construction with the following conditions:

- 73 ➤ Correct labeling on the final plan; i.e., substitute “office” with “workshop”
- 74 ➤ Show downshield lighting on proposed buildings and in parking lot

75 Paul Audy seconded.
76

77 **Roll call vote:**

78 **Yes – 5 (C. Charbonneau, T. Fyles, D. Johnston, P. Audy, K. Barrett)**

79 **No – 0**

80 **MOTION PASSED**

81

82 **IV. Motion to close hearing**

83 Paul Audy moved to close hearing re: DRB-2022-12-CU; Tom Fyles seconded.
84

85 **Roll call vote:**

86 **Yes – 5 (C. Charbonneau, T. Fyles, D. Johnston, P. Audy, K. Barrett)**

87 **No – 0**

88 **MOTION PASSED**

89

90 Next steps: Within 45 days, a written decision will be sent via certified mail to applicant, and
91 regular mail to abutters followed by a 30-day appeal period.
92

93 **V. Amended Site Plan Approval Application from Sean Flynn of Silver Maple**
94 **Construction (DRB-2022-13-SP) per New Haven Zoning Bylaws Section 350-352**
95 **related to an addition to offices located at 46 River Road**

96 Sean Flynn reviewed the plan for the addition to the existing farmhouse structure, noting that
97 repairs following a flood this past winter will include construction of a new 14’ x 24’ addition for
98 desk space on the southwest side of the house. The addition will feature a parapet roof to
99 distinguish it from the historical structure, which will continue serving as office space.
100

101 Kathy Barrett noted in 2017, the DRB approved the amended site plan #2017-DRB-08-SP
102 contingent upon a condition that, “If the buildings are not permitted within five years, new
103 amended site plan approval will need to be required.” Because construction did not commence
104 within the 5-year period, Silver Maple is re-applying for amended site plan approval.
105

106 Don Johnston moved to approve the amended site plan application #DRB-2022-13 SP; Tom
107 Fyles seconded.

108 **Roll call vote:**

109 **Yes – 5 (C. Charbonneau, T. Fyles, D. Johnston, P. Audy, K. Barrett)**

110 **No – 0**

111 **MOTION PASSED**

112

113 **VI. Motion to close hearing**

114 Paul Audy moved to close hearing re: DRB-2022-13-SP; Tom Fyles seconded.

115 **Roll call vote:**

116 **Yes – 5 (C. Charbonneau, T. Fyles, D. Johnston, P. Audy, K. Barrett)**

117 **No – 0**

118 **MOTION PASSED**

119

120 **VII. Approval of DRB meeting minutes for September 19, 2022**

121 K. Barrett moved to approve DRB meeting minutes for September 19, 2022; C. Charbonneau
122 seconded.

123 **Roll call vote:**

124 **Yes – 4 (C. Charbonneau, T. Fyles, P. Audy, K. Barrett)**

125 **No – 0**

126 **Abstention – 1 (D. Johnston)**

127

128 **MOTION PASSED. September 19, 2022, minutes approved as presented.**

129

130 K. Barrett attended the Planning Commission’s meeting on September 26th, and reported that
131 substantial progress is being made on the Unified Bylaws. Kathy added that once the zoning
132 district map is approved, it is anticipated a public hearing will be held before the draft is sent to
133 the Selectboard for another public hearing and approval.

134

135 **Adjournment**

136 C. Charbonneau moved to adjourn; T. Fyles seconded.

137 **MOTION PASSED UNANIMOUSLY. Meeting adjourned at 7:50 p.m.**

138

139 The next DRB meeting is scheduled for Monday, October 17, 2022, at 7:00 p.m. at the Town
140 Offices.

141

142 Respectfully submitted,
143 Peggy Connor

144

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Kathy Barrett, Vice Chair

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152 _____
Tom Fyles

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157 _____
Carol Charbonneau

Paul Audy

Don Johnston