

Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
HYBRID Public Meeting
Monday, September 18, 2023
Meeting Minutes

DRB Members Present:

Kathy Barrett, Carol Charbonneau, Victor LaBerge, Paul Audy, and Roger Hamilton (joined remotely at 7:15)

Absent: Don Johnston, Charlie Roy

Staff Present:

Peggy Connor, Zoning Administrator, Minutes

Visitors Present:

Applicants Lisa and Stephen Dupoise, Jr.

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. Application #2023-DRB-09-SP: Request by Stephen and Lisa Dupoise for an informal site plan review re: proposed plans at 7407 Ethan Allen Highway, parcel #132, per Sections 351 and 352 of the New Haven Zoning Bylaws

Stephen Dupoise, Jr., reviewed his plans to purchase a 1.1- acre property held by the Rita Booska Estate located in the Highway Commercial zoning district at 7407 Ethan Allen Highway, to include:

- Repurpose the 4 bays in the existing garage for an auto repair and alignment facility (i.e., Advanced Driver Assistance Systems commonly known as ADAS);
- Potentially add a 40' x 80' steel building to be built on the north side of existing garage;
- Assess current septic capacity for an additional bathroom;
- No waiting room; strictly drop-offs;
- Potential to sublet one of the bays for glass repair services;
- Rent existing house;
- Erect business sign in compliance with Section 740 of the New Haven Zoning Bylaws;
- All outside lighting to be down-shielded;
- Create parking area by squaring off existing driveway by utility pole to the north edge of the garage;
- Install outside security cameras;
- 1-2 employees, with potential for 3-4 in future;
- 10-12 vehicles anticipated on the property at any given time.

Steve added that he may decide to tear down the existing garage and rebuild to better accommodate most sized vehicles on the market for calibration services. Kathy Barrett suggested he might consider a two-phase permitting approach on the application.

Following discussion of the proposal, DRB members offered the following recommendations prior to a conditional use hearing:

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- Research language in land records on existing septic easement to adjoining property;
- Ensure setbacks are met in accordance with Section 1005-A of the New Haven Zoning Regulations;
- Provide maximum days and hours of operation;
- Provide information related to Section 341 on Conditional Uses;
- Show location of parking, sign, septic, any proposed addition(s), and all setbacks on site plan.

DRB members supported the preliminary plans as presented. Steve and Lisa will further refine their proposal for a conditional use hearing before the DRB.

IV. Approval of July 3, 2023 DRB meeting minutes

Deferred for lack of quorum of those present at the July 3, 2023 DRB meeting.

Approval of July 17, 2023 DRB meeting minutes

Victor LaBerge moved to approve DRB meeting minutes for July 17, 2023; Carol Charbonneau seconded. Motion passed 4-0 (K. Barrett, P. Audy, C. Charbonneau, V. LaBerge) 1 abstention: Roger Hamilton

V. Adjourn

Carol Charbonneau moved to adjourn; Victor LaBerge seconded. Motion passed 0-5 (K. Barrett, P. Audy, C. Charbonneau, V. LaBerge, R. Hamilton). Meeting adjourned at 7:45 p.m.

Respectfully submitted,
Peggy Connor



Kathy Barrett, Vice Chair



Paul Audy



Carol Charbonneau



Roger Hamilton