

**Town of Warren
Development Review Board
Minutes of Meeting
Monday June 3, 2019**

Members Present: Peter Monte, Virginia Roth, Devin Klein, Charlotte Robinson

Others Present: Ann Hyde, Bill Haynsworth, Mac Rood, Penny LaRock, Ted LaRock, Ruth Robbins and Amy Scharges.

Agenda: Meeting Called to order at 7:10 p.m.

- 1) A conditional Use Approval is requested by applicant, Anne Hyde and Bill Haynsworth, Application #2019-05-CU, who are proposing the installation of a 24' x8'6" "tiny house" at 1268 Fuller Hill Road, to be used as an Accessory Dwelling on parcel id#210004-000. This application will be reviewed under the Warren Land Use and Development Regulations as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012. [Article 4, Specific Use Standards: Sec. 4.3 (D) & Sec. 4.1 (A) (2); and Article 5 Development Review Standards].

Meeting called to order at 7:10 p.m.

Mr. Rood presented a layout for the proposed accessory dwelling, tree line, and proposed location of the "tiny house" stating that the height is 13'6" near fairly dense wood line. The abutter across the road, Mr. Schaffran, has submitted a letter contesting the proposed building stating that it will ruin his view. Mr. Rood clarified that the existing trees are nearly 4 times higher than the proposed tiny house

Mr. Rood stated that the power is a buried line and this could be considered a year-round residence. Ms. Robbins also stated that the existing barn waste water, septic and water could also supply the proposed building.

Mr. Monte confirmed that it is an accessory dwelling while it was clarified that the proposed dwelling has wheels and has the ability to be moved by trailer hitch. Ms. Robbins stated that due to the mobility of the proposed dwelling it needs to be reviewed under Sect. 4.3 (D) and Sect. 4.1 (A) which allow for a more permanent occupancy of a dwelling. Ms. Robbins stated that an upgrade to a more permanent dwelling without wheels might be considered putting an addition on the property and may be subject to additional review if it were to change in the future. Mr. Monte confirmed any change to height or any size increase would require Conditional Review.

Mr. Monte discussed what needs to be reviewed and claimed it was slightly vague as to the shielding from the neighbors.

Ms. Hyde showed pictures of an area and 25' tree outline. Ms. Hyde informed the Board that some growth would need to be removed. Mr. Monte asked if they had an objection to limiting the amount of tree cutting. Ms. Hyde said there are two large trees that would stay while designated scrub and dead tree material would need to be removed. Discussion continued as to how to determine what height and diameter of tree within a designated boundary would be recommended for removal.

Ms. Klein noticed that the stone wall appeared to have a water line running through. Mr. LaRock asked how long the shielding is with the property, Mr. Monte replied that it is permanent but subject to adjustment on request later by the DRB if requested.

Ms. Robbins questioned the application of screening and enforcement. It was suggested by Mr. Monte that the applicant attempt to open discussions with the neighbor in an effort to avoid an appeal. Whether or not a condition is imposed, The Applicant and Abutter can make a personal agreement beyond the Board's decision.

Mr. Monte asked the DRB members present if they were interested in imposing a screening condition however the Members did not feel it was necessary.

Ms. Robbins wanted verification that the Board addressed the point in Mr. Schaffran's letter regarding the accessory dwelling in the barn and Mr. Monte verified it was discussed as this accessory dwelling was on one lot, whereas the proposed barn with a residential apartment within was on another.

Mr. Monte MOVES that under Sect 4.3 (D), the Board finds that the portable "tiny home" shall be deemed an accessory dwelling for the purpose of this ordinance. Mr. Boyle SECONDS, ALL IN FAVOR, motion PASSED.

MR. Monte MOVES that under Sect. 5.3 Conditional Use Review and Standards, 1-5 are satisfied. Ms. Robinson SECONDS, ALL IN FAVOR, motion PASSED.

General discussion was had regarding Specific Standards, Mr. Monte inquired on the driveway and the accessibility of a fire truck and ambulance service. Ms. Hyde said there was ample room on the existing driveway for any of the emergency vehicles. Ms. Robbins added that she advised against metal roofing in an effort not to disrupt the neighbors uphill with any glare/reflection from the sun.

Mr. Monte MOVES to approve the application subject to the usual conditions. Ms. Robinson SECONDS, ALL IN FAVOR, motion is PASSED.

Meeting adjourned at 7:48 p.m.

Additional decisions were signed and future meeting details were discussed.

Respectfully submitted,

Amy Scharges
Recording Secretary
Development Review Board

TOWN OF WARREN, VT

Received for Record 7/2 2019
at 2:30 o'clock P M and Received in
Vol. 257 Page 246-247
R. Robinson
TOWN CLERK
VT Property Transfer Tax Return # _____

Peter Monte 7/1/19
Peter Monte date

Charlotte Robinson date

Devin Klein 7/1/19
Devin Klein date

Virginia Roth 7/2/2019
Virginia Roth date