

**Town of Warren
Development Review Board
Minutes of Meeting
Monday March 2, 2020**

Members Present: Peter Monte, Jeff Schoelkopf, Chris Behn, Virginia Roth
Others Present: Ruth Robbins, Amy Scharges, Mark Bannon, Daniel Johnson and Joseph Guevara
Agenda: Meeting Called to order at 7:04 p.m.

1. **CONTINUED FROM HEARING HELD ON MONDAY FEBRUARY 3, 2020.** Application **2020-01-SD-AM**, submitted by Daniel **Johnson** & Joseph **Guevara**, requests to extend the existing approved building envelope 45 feet southerly. The proposed expansion area was originally contemplated to be used as the driveway and parking area in the original subdivision approval in 2004. The applicants would like the ability to utilize solar renewable energy which this amended building envelope will allow them to do. The property is Lot 3 on Sugarbush Woods Circle, 4.15 acres, and listed as parcel id 006001-900 in the Warren grand list and is in the Rural Residential District. 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 6, Sec. 6.7 (A) (2); Article 7, Sec. 7.2 General Standards]

Mr. Monte claimed that Mr. Behn recuses himself from participating in the hearing as a former broker of the property owned by the Applicants.

This meeting is a resumption of the original hearing, presented for this hearing are the revised plans 1) to limit enlargement of the building envelope which does not include any part of the former no cut area 2) show more detail on the driveway, showing space for 6 cars to park in response to neighbors concern for adequate parking on the shared drive and side of the road, causing a hazard.

In review of the Environmental Board decision, no cut zones were a big part of finding that the property satisfied the zoning criteria, not changing the character of the neighborhood. Mr. Monte claimed the Board should think twice before changing something during initial adoption. This application has satisfied this. Ms. Robbins suggested that the proposed enlargement is on an area that has already been cleared.

Mr. Behn asked if the Applicants are shifting or enlarging the envelope. The Applicants described that they are enlarging.

Monte **MOVES** to impose a condition that requires that the parking off the shared driveway must be configured to include space for 6 cars, substantially similar to the plan the applicants have submitted titled "Site Overview Architecture Added Scale" Mr. Schoelkopf **SECONDS, ALL IN FAVOR**, motion **PASSES**.

Mr. Monte suggests the Board confine to the standards where these changes would have an impact will expedite the review process. **MOVES** that Art. 7 Subdivision Stds., Sect 7.2 A,B,C are not affected by the requested change. Mr. Schoelkopf **SECONDS, ALL IN FAVOR**, motion **PASSES**.

Mr. Monte **MOVES** to find that the proposed changes would not have an adverse effect on Subsection D, 7.2, regarding density and lot layout. Ms. Roth **SECONDS, ALL IN FAVOR, motion PASSES.**

Mr. Monte then addresses item E, Building Envelopes. Mr. Schoelkopf questions how parking is described in the ordinance relative to the building envelope in review. Ms. Robbins verified that the Board has not been entirely true to this reference in the Ordinance. Mr. Monte **MOVES** to find that 7.2 E and F are satisfied by the requested change. E is satisfied because the area that can be developed is not materially enlarged, back portion is now encumbered by the sewer easement, front area does not enlarge building area within the envelope, landscaping and screening required is satisfied because of the enlarged building envelope does not encroach into pre-existing no cut zones. Mr. Schoelkopf **SECONDS.** Further discussion for clarity, Mr Schoelkopf inquired that all previous provisions still apply and if a second motion is required to identify this. Mr. Monte confirms that a second motion can be made as requested. In continuation with this motion, **ALL IN FAVOR, motion PASSES.**

Related to this motion, Mr. Schoelkopf **MOVES** to reaffirm all existing conditions from the prior approval plus conditions voted earlier in this meeting regarding parking. Mr. Monte **SECONDS, ALL IN FAVOR, motion PASSES.**

Monte **MOVES** to find Items G and H of Sect. 7.2, 7.3 are not affected by the requested changes Mr. Schoelkopf **SECONDS, ALL IN FAVOR, motion PASSES.** General discussion was had regarding prior approvals for the building envelope and steep slopes on the property.

Monte **MOVES** to find that remaining 7.4 of Subdivision criteria is not affected by this requested change. Mr. Schoelkopf **SECONDS ALL IN FAVOR, motion PASSES.**

Mr. Monte **MOVES** to approve the application as submitted with the revised mylar as a standard requirement showing the amendment within 180 days of the decision.

Ms. Robbins suggests that at some point, The Applicants and their neighbors must come to an agreement to improve the road and driveway to the originally approved standards. The Applicants inquired as to who makes that decision and what is to be done regarding the hammerhead? Ms. Robbins clarified that the hammerhead location is on the neighbor's property and they are aware it needs to be addressed.

Mr. Behn asked about a requirement for system identification for sprinkler system. Mr. Monte claimed it was outlined in the decision from the Environmental Court and the the DRB adopted Fire Department's definition of what the system was. Mr. Behn suggested it would be beneficial to submit an installation report to the fire department with reference to how it operates. Ms. Roth **SECONDS** Mr. Monte's motion to approve the application, **ALL IN FAVOR, motion PASSES.**

Meeting adjourned at 7:27 p.m.

Review and signing of meetings and decisions. New and other business was discussed.

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Jeff Schoelkopf date Virginia Roth date