

**Town of Warren  
Development Review Board  
Minutes of Meeting  
Monday March 1, 2021**

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*NOTE: This meeting was conducted electronically via Google – Meet.*

Members Present: Chris Behn, Devin Klein Corrigan, Virginia Roth, and Jeff Schoellkopf.

Others Present: Ruth Robbins (ZA), Douglas Reid, and Carol Chamberlin (Recording Secretary).

Mr. Schoellkopf called the meeting to order at 7:09 p.m.

1. Application #2021-05-CU submitted by Douglas and Michele Reid seek Conditional Use approval for setback relief to allow for a 16' x 24' residential addition. The property is located at 44 Sugarbush Woods Road, parcel id# 006001-901 and in the Vacation Residential District [VR]. The 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 3, Sec. 3.4; Article 5 Development Review Sec. 5.3 Conditional Use Review Standards, (A) General Standards].

Mr. Reid explained that he would like some added living/storage space at his home, and that the most practical design involves an approximately 7-foot incursion into the property's side setback. That setback is 25 feet in the Vacation Residential District. He noted that other designs would necessitate the removal of a second-floor window, and that the proposed plans will fit in well with the existing house and not create any odd angles. The line where the incursion is requested only borders one adjoining property; Mr. Reid has notified all adjoining owners and has spoken with some of those neighbors. Neither he nor Ms. Robbins have heard any concerns from adjoining property owners.

Mr. Schoellkopf explained that approval of a setback reduction needs Conditional Use review to assure that the associated standards are met. Maps and aerial views were perused, and Board members agreed that, due to the configuration of the neighborhood's houses, the reduction of the setback is not likely to impact adjoining properties. It was noted that the impacted lot bordering the Reid's is large enough to be subdivided, but that the house on that lot is centered on the parcel, and would have to be moved in order to create a reasonable subdivision configuration. It was confirmed that the 7 1/8 foot incursion into the setback includes the roofline of the proposed addition.

**MOTION** by Mr. Behn to find that the general standards of Section 5.3(A) 1 – 5 of the Land Use and Development Regulations are not adversely affected by the proposed addition to the house. **SECOND** by Ms. Klein-Corrigan. **VOTE:** All in favor, the motion carries.

Mr. Schoellkopf noted that the application materials indicate that no steep slopes are present on the site, and the property is not located in any type of conservation district.

No other specific standards were determined to require being addressed.

**MOTION** by Ms. Klein-Corrigan to find that the application does not require the imposition of any specific standards as outlined in Section 5.3(B) of the Regulations. **SECOND** by Mr. Behn. **VOTE:** All in favor, the motion carries.

**MOTION** by Mr. Schoellkopf to approve Application #2021-05-CU with the usual conditions. **SECOND** by Ms. Klein-Corrigan. **VOTE:** All in favor, the motion carries.

It was confirmed for Mr. Reid that any minor configuration or dimensional changes would be addressed in the Zoning permit when issued; he would only need to come back before the DRB if plans changed in a way that increases the amount of setback reduction requested.

Board members suggested that Ms. Robbins begin including mention of some specific performance standards in the language she includes with each approval she completes; Ms. Robbins agreed to add this.

**Other Business:**

There was no other business before the Board.

The meeting adjourned at 7:38 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

**Development Review Board**

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Peter Monte                      Date

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Devin Klein Corrigan      Date

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Virginia Roth                      Date

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Jeff Schoellkopf              Date