

**Town of Warren
Development Review Board
Minutes of Meeting
Monday April 5, 2021**

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

Members Present: Devin Klein Corrigan, Peter Monte (Chair), Virginia Roth.

Others Present: Ruth Robbins (ZA), Charles E Goodman IV, Todd Hill, Sarah Lindenfeld, Bryan Lowe, Laura Lowe, George McCain, Megan Moffroid, Jacob Murphy, and Carol Chamberlin (Recording Secretary).

Mr. Monte called the meeting to order at 7:05 p.m.

Application #2021-06-CU submitted by Bryan J. Lowe requests Conditional Use review for earth disturbance to "steep slopes" greater than 15% and 25%, respectively for the construction a single-family residence and associated infrastructure. The property is located between Journey's End and High View Road, Lot 9, 1 acre, parcel id# 480-809 in the Warren Grand List.

A site visit was held at the property earlier in the day, where it was observed that the slope is about the same as on the nearby/adjacent properties for which applications have recently been reviewed. Sarah Lindenfeld was present as an abutter, and indicated that she had no concerns regarding this proposal.

Mr. Hill explained that the proposed building envelope is compact and located as close to High View Road as possible. He reported that some trees have been cleared to create a view, and the entire slope will be seeded and mulched. A drainage swale exists between the road and the house site, and a ditch on the upside slope of the road prevents water from funneling toward the property. A silt barrier will be in place during construction. Mr. Hill noted that there has been no erosion during this year's spring runoff, and so he believes the plans presented for erosion and sediment control are adequate. He explained that the septic pipe running from the house to the lower area where the leach field is located will only need to go down about twelve inches as there is ledge at that depth; the work should be completed in a day or less and all ground disturbance seeded and mulched immediately.

The map included in the application shows the various steep slope areas, including the house site at about 20% to just under 25%, the slope to the septic area at about 29%, the septic mound at 12%. The only area greater than 25% to be impacted is the septic line. Power will come in through an overhead extension from Journey's End to the lower portion of the property, and then be underground, sharing the septic trench. It was clarified for Mr. Monte that there are no calendar restrictions on this type of trench work.

Mr. Lowe indicated that he will not blast any ledge in order to create a basement; his hope is to have at least a small basement, but a slab will be used if ledge is encountered which prevents basement construction.

MOTION by Ms. Roth to find that there will be no development on slopes of 25% or greater except for a septic/power line trench, which is necessary to accommodate development on a more level portion of the property. **SECOND** by Mr. Monte. **VOTE:** All in favor, the motion carries.

MOTION by Ms. Klein-Corrigan to find that the erosion and sediment control plans included in the application are adequate to satisfy Section 3.4(D) of the Regulations. **SECOND** by Mr. Monte. **VOTE:** All in favor, the motion carries.

MOTION by Mr. Monte to find that the Conditional Use standards Section 5.3(A) of the Regulations are satisfied by the plans presented in the application. **SECOND** by Ms. Klein-Corrigan. **VOTE:** All in favor, the motion carries.

Board members agreed that this application did not require any specific Conditional Use standards to be addressed.

MOTION by Mr. Monte to approve Application #2021-06-CU subject to the usual conditions. **SECOND** by Ms. Roth. **VOTE:** All in favor, the motion carries.

Application #2021-07-CU submitted by Jacob and Paige Murphy request Conditional Use - approval for the construction of a 4-bedroom single family dwelling and garage/accessory dwelling in the Forest Reserve District [FR]. The property is located on Cider Mountain Road, Lots 1 & 2 formerly owned by Jane Austin, parcel id# 012002-600.

A site visit was held on the property earlier in the day, attended by Mr. Monte, Ms. Robbins, Mr. McCain, and Mr. Goodman.

Located in the Forest Reserve District, the buildings will all be finished in dark colors, with matte black roofing and black screening/non-reflective glass on the western and southern facing windows. The house is at a high elevation; there is a ravine below the house site and then a rise which will serve to help screen the property from off-site visibility.

It was noted that the existing driveway was previously approved by the DRB. Mr. McCain explained that the only additional steep slope disturbance will be minor, and due to the trenching for a septic line from the house to the leach field.

MOTION by Mr. Monte to impose a condition on approval that color choices and window screening will be carried out in accordance with the specifications outlined in the March xx, 2021 letter from Mr. McCain addressed to Ms. Robbins. **SECOND** by Ms. Klein-Corrigan. **VOTE:** All in favor, the motion carries.

MOTION by Mr. Monte to find that the requirements of Table 2.1, Items 1, 2, and 3 are satisfied by the plans submitted with this application. **SECOND** by Ms. Klein-Corrigan. **VOTE:** All in favor, the motion carries.

In response to a question from Ms. Klein-Corrigan, Mr. McCain indicated that, while there are small streams on the property, no streams are located in the development area.

Areas of various tree cutting allowances (in percentages) and planned clumps of trees to be left in place are outlined on the site map submitted; Mr. Murphy explained that he plans to remove individual trees in the Zone 1 (no limitation on clearing) area but does plan to leave some of the older trees standing. Mr. McCain showed on the site plan that the slope leading down to the leach area is proposed to be mostly cleared, leaving eight clumps of trees. This section of the property is delineated as Zone 2, with a requirement for 25% retention of tree coverage. There was agreement that a larger number of tree

clustering should be left in place, and a discussion regarding what would be allowed in the areas of that portion of the property that are at or above a 25% slope. Mr. McCain proposed that the number of tree clumps left in place be increased to twelve. Because no site disturbance for aesthetic purposes is allowed on the very steep slopes, it was determined that stumps must remain in place.

MOTION by Mr. Monte to impose a condition that when clearing trees from any of the tree cut Zones indicated on the site plan, no stump removal is allowed where the finished grade exceeds 25% except as necessary to install a septic system. **SECOND** by Ms. Klein-Corrigan. **VOTE:** All in favor, the motion carries.

Mr. McCain pointed out that the septic line trench will run mostly through 15-24% slopes, with some slight incursion into 25%.

Board members confirmed they had no concerns with the adequacy of the erosion control measures proposed in the application materials.

MOTION by Ms. Roth to find that the Conditional Use standards Section 5.3(A) of the Regulations are satisfied by the plans for the house and garage/accessory dwelling presented in the application.

SECOND by Mr. Monte. **VOTE:** All in favor, the motion carries.

Board members agreed that this application did not require any specific Conditional Use standards to be addressed.

MOTION by Mr. Monte to approve Application #2021-07-CU subject to the usual conditions and those agreed upon during the hearing. **SECOND** by Ms. Klein-Corrigan. **VOTE:** All in favor, the motion carries.

Other Business:

Ms. Moffroid was present at the meeting to observe proceedings and learn more about holding a position as an alternate member of the Board. There was some discussion of the Board's responsibilities and the logistics of meetings. Ms. Moffroid was encouraged to submit a letter of interest for the current vacancy, explaining her interest and what she might offer as a Board member.

The meeting adjourned at 8:53 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

Development Review Board

Peter Monte Date

Devin Klein Corrigan Date

Virginia Roth Date

Jeff Schoellkopf Date