

**Town of Warren
Development Review Board
Minutes of Meeting
Monday, June 21, 2021**

NOTE: This meeting was conducted electronically via Google Meet.

Members Present: Chris Behn, Peter Monte (Chair), Virginia Roth, Jeff Schoellkopf.

Others Present: Ruth Robbins (ZA), Chuck Black, Jed Emerson, Elizabeth Herrmann, Todd Hill, Mark O'Connell, Kathy Palmer, Ellen Strauss, and Carol Chamberlin (Recording Secretary).

Mr. Monte called the meeting to order at 7:04 p.m.

Application #2021-11-CU submitted by Mark O'Connell & Kathy Palmer request a Conditional Use approval for the building of a single-story single-family residence with garage in the Forest Reserve District (FR), located at 1563 Roxbury Mtn. Road parcel ID # 001012, consisting of 28.5 +/- acres.

A site visit was held earlier in the day. The building footprint was marked, and Mr. Hill pointed out for those in attendance the areas where it is proposed to do some tree cutting.

Mr. Hill noted that the driveway was approved last fall, along with a building envelope. This hearing is to review the house design, screening, tree clearing, etc. under the Forest Reserve and Conditional Use Standards. He noted that Ms. Herrmann has designed a low profile, one-story house. The roofing will be finished in a dark color, there is a forested backdrop, and Mr. Hill feels that the house will not be very visible from other locations.

There was a discussion regarding minimizing the visibility of the house from other locations and what would constitute adequate tree types and sizes to either be left in place or planted to achieve sufficient screening. Trees to be left in place had not been marked for the site visit; Mr. Hill proposed that the site be considered in directional quadrants when setting the number of trees to be in place for screening. He indicated that at least four deciduous trees at least 6 inches in diameter will be left in the area cleared for the house, and that at least fourteen trees will be left due west of the house.

The northwest and southwest quadrants were discussed further. Board members were seeking to ensure that the trees left would be close enough to the house to serve the purpose of screening. There was further discussion regarding the distance from the house for the trees, the potential distance between trees, and the number of trees to be required.

MOTION by Mr. Behn to condition approval upon the following: Within each of the roughly triangular southwest and northwest view corridors (covering 180 degrees) there shall be a minimum of three conifers of at least eight feet in height and a minimum of four deciduous trees of at least six-inch diameter at chest height. The trees included in the count must be spaced at a maximum of sixty feet and all specimens must be between fifty and eighty feet in distance from the main residence. Additional trees may be left within the viewshed; and any of the trees included in the minimum count must be replaced if they die, unless there is another tree within the view corridor that replaces it. **SECOND** by Mr. Schoellkopf. **VOTE:** All in favor, the motion carries.

Board members agreed that there are no visibility concerns in the eastern direction of the house, but asked if there is/should be an approved minimum setback with no tree cutting allowed in order to preserve neighboring privacy. Ms. Herrmann noted that there are a couple of trees in that area that will

need to be removed for the driveway clearing, but otherwise there are no plans to clear trees outside of the building envelope.

MOTION by Mr. Monte that approval be conditioned upon the following: Except for the two viewshed quadrants covered in the previous motion, and except for an area 100 feet to the sides and back of the house, there will be no cutting of trees except for commercial forestry purposes or to remove any diseased or dying trees that might create damage to the structures on site. These areas are outlined in the plan dated June 8, 2021. **SECOND** by Mr. Behn. **VOTE:** All in favor, the motion carries.

Mr. Hill will number the quadrants on a revised plan so that the conditions can be made clearer and more concise.

MOTION by Mr. Monte to condition approval upon all western facing windows on any structure being constructed using non-reflective glass or covered by year-round screening to prevent glare. **SECOND** by Mr. Schoellkopf. There was some discussion of the windows which will be non-operable, and it was pointed out that this condition will apply to those windows as well. **VOTE:** Ms. Roth opposed, the rest in favor, the motion carries.

MOTION by Mr. Behn to condition approval upon exterior materials, including roofing, be finished in dark, muted, earth tones as presented in the application. **SECOND** by Ms. Roth. **VOTE:** All in favor, the motion carries.

Mr. O'Connell and Ms. Palmer were reminded to request another hearing if the house design changes significantly. Another hearing will also be necessary if they decide to pursue a solar installation.

MOTION by Mr. Monte to find that the conditions approved at this hearing along with the conditions previously approved for this development including 2012-12-CU and XXXX ensure that the standards at issue found in Table 2.1 of the Land Use Regulations are satisfied as they relate to the exterior design and screening of the proposed dwelling structure. **SECOND** by Mr. Schoellkopf. **VOTE:** All in favor, the motion carries.

MOTION by Mr. Schoellkopf to find that Conditional Use Standards of Section 5.3 A 1-5 are either satisfied or not applicable. **SECOND** by Ms. Roth. **VOTE:** All in favor, the motion carries.

MOTION by Mr. Behn to find that the Conditional Use Standards of Section 5.3 B have been discussed and are either satisfied or not applicable. **SECOND** by Mr. Monte. **VOTE:** All in favor, the motion carries.

MOTION by Mr. Monte to approve application #2021-11-CU subject to the conditions approved at this hearing, previously approved conditions related to the development, and all other usual conditions. **SECOND** by Mr. Behn. **VOTE:** All in favor, the motion carries.

Bradley & Blake Opsahl residence in the Forest Reserve District (FR).

Revised site plans for a tree-bedroom house and accessory dwelling unit on Lot #3, Cider Mountain Road were presented by Ms. Strauss for discussion by the Board before filing of an application. Because the

site has been resurveyed and new house site location determined to be more suitable, the owners would prefer that a new building envelope be designated.

A site visit had been held earlier in the day, and Ms. Strauss reviewed what had been observed by those present. The proposed new plan would have the house access fit more in the contour of the property, and eliminate the need for any cut and fill, thereby avoiding the disturbance of a large area of the parcel. The proposed envelope would locate the house and ADU on a more level area and would meet all stream setbacks as well as be set back from a seasonal drainage. This change would necessitate a much longer drive, but would avoid crossing and disturbing a 20% or greater grade.

There was concurrence among the Board members that the longer drive would be an improvement due to its elimination of the need to impact the 20% grade. Construction plans were reviewed briefly. No members felt the need to schedule a subsequent site visit, but Ms. Strauss noted that the site will be marked if anybody does decide to go out and take another look at the proposed development areas.

Other Business:

There was no other business before the Board.

The meeting adjourned at 8:45 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

Development Review Board

Peter Monte Date

Peter Behn Date

Devin Klein Corrigan Date

Virginia Roth Date