

**Town of Warren  
Development Review Board  
Minutes of Meeting  
Monday, August 16, 2021**

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*NOTE: This meeting was conducted both in-person and electronically via Google Meet.*

Members Present: Devin Klein Corrigan, Bob Kaufmann, Peter Monte (Chair).

Others Present: Ruth Robbins (ZA), Mike Kelly, Adam Zawistowski, and Carol Chamberlin (Recording Secretary).

The meeting was called to order at 7:04 pm.

**Application #2021-04-SD-AM submitted by Bradley & Blake Opsahl requests approval for a revised Building Envelope due to the current envelope does not meet stream setbacks. Should the revision be approved they are also re-submitting Application #2021-12-CU requesting a Conditional Use approval for the building of a 3-bdrm. single-story single-family residence with garage + ADU in the Forest Reserve District (FR), located on Cider Mtn. Road, Lot #3, parcel ID # 012003-003, consisting of 7.15 +/- acres.**

**MOTION** by Mr. Monte to continue this hearing until the DRB meeting of August 30 at 7:00 pm, as requested by the applicant. **SECOND** by Mr. Kaufmann. **VOTE:** All in favor, the motion carries.

**Application #2021-13-CU submitted by Adam Zawistowski requests approval to build a Single-Family residence that will have some impact on steep slopes. The property located on Loop Road, is 2.5 acres, parcel ID #038002-301 and located in the Rural Residential District.**

A site visit earlier in the day was attended by Ms. Klein-Corrigan and Ms. Robbins. Mr. Kaufmann also walked the site. Ms. Klein-Corrigan summarized the visit, noting that the infringement on steep slopes is due to the proposed driveway location. The house site is planned for the most level portion of the property. Mr. Zawistowski explained that he prefers the proposed driveway location as he hopes to have the area in front of the house for yard/garden space rather than driveway use.

Board members explained the steep slope considerations and regulatory language allowing for limited site development which is necessary to facilitate development on more level areas of a site. They also noted that a view of the driveway indicating the slope of the finished grade must be provided, and that the driveway cannot be over an average 12% grade over any 50-foot section. There was doubt expressed that the proposed driveway location, which crosses greater than 40% slope near the road and climbs over a section of greater than 25% slope, would be able to satisfy the finished grade requirement.

There was some discussion of other potential driveway configurations, and Mr. Zawistowski indicated that he would like to reassess his plan and asked that the hearing be continued.

**MOTION** by Mr. Monte to continue this hearing until the DRB meeting of August 30 at 7:00 pm. **SECOND** by Ms. Klein-Corrigan. **VOTE:** All in favor, the motion carries.

**Sketch Plan Review, Application #2021-05-PUD, submitted by Bada Bing LLC [Mike Kelly] for a proposed residential PUD for the old Bass Tavern, 527 Sugarbush Access Rd, [currently occupied as Open Hearth Pizza and formerly known as Avalanche Pizza and Terra Rosa.] This was discussed with the DRB in January of 2020. The owner has some serious interest in converting the property to full residential and wants to revisit the possibilities. The property is in the Rural Residential District and listed in the Warren grand list as parcel ID # 005004-100 consisting of 2.5 acres.**

Mr. Kelly explained that this property is for sale, but there are no buyers interested in continuing a restaurant use at the site; inquiries are all related to residential use in some form. He noted that he has spoken with Mark Bannon regarding septic capacity at the site, and that it should be more than adequate for the housing proposed for the location. Mr. Kelly is proposing to turn the restaurant building into either two apartments or a boarding house configuration of some sort. There are also other residential units existing on the site.

There was some discussion regarding how this application will be reviewed based upon whether the new proposed use is conforming or non-conforming within the uses outlined for the Rural Residential District. Density considerations will be a factor when reviewing any proposed conforming use. Any new non-conforming use must be determined to have the same or less impact than the current non-conforming use. Boarding houses and PUDs were discussed as possible options for consideration.

Board members advised Mr. Kelly that his application materials should include footprints of the buildings at the site and some explanation of the current and proposed layout of the buildings – number of bedrooms, common kitchen/dining spaces, the number of private/communal spaces planned for. Parking and septic information should also be available during further review.

The Sketch Plan Review was concluded.

**Other Business:**

Ms. Robbins reported that Sugarbush is considering a change of use at the Sugarbush Inn to accommodate the housing need they have for J1 (foreign exchange) employees. There was some discussion of potential ways to work this through the Regulations, as by definition a hotel provides for 30-day stays, while these employees need housing for approximately four months.

Members present discussed how best to provide further feedback to the Planning Commission regarding the proposed LUDR changes; the Commission hopes to have some Board members at an upcoming meeting.

The meeting adjourned at 8:51 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

**Development Review Board**

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Devin Klein Corrigan      Date

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Robert Kaufmann      Date

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Peter Monte      Date