

**Town of Warren
Development Review Board
Minutes of Meeting
Monday, October 18, 2021**

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

Members Present: Chris Behn, Devin Klein-Corrigan (online), Peter Monte (Chair), Peter Schoellkopf (online).

Others Present: Ruth Robbins (ZA), Andrew Hally, Ray LaRochelle, and Carol Chamberlin (Recording Secretary).

The meeting was called to order at 7:00 pm.

Application #2021-15-CU submitted by Gina Consylman & Andrew Hally requests approval to build a two-car garage with attached workshop that encroaches into the Meadowland Overlay District. The applicant is also requesting some setback relief. The property is located at 1255 Fuller Hill Road, parcel ID# 023002-200 consisting of 10.2 +/- acres in the Rural Residential District.

Mr. LaRochelle and Mr. Hally reviewed the site plan that was available, and explained that property line setback requirements, steep areas, ledge, and the location of other structures on the property would preclude many potential locations for the garage placement. Because much of this information was not available on the plans presented, the Board was not able to make necessary determinations to proceed with the review of this proposal. Both more inclusive plans and a site visit were determined to be necessary.

DRB members requested that a more complete site plan be made available for the November 1 hearing date. This plan should include:

- Contour lines to enable a determination of where steep and very steep slopes exist.
- The location of the pool, pool house, patio, walkway, and any other structures on site.
- The location of the septic tank, leach field, and well.
- The location of any primary agricultural soils on the property.

MOTION by Mr. Monte to continue the hearing until the DRB meeting of November 1, 2021 at 7 pm.

SECOND by Ms. Klein-Corrigan. **VOTE:** All in favor, the motion carries.

A site visit will be scheduled for November 1.

Other Business:

Open DRB positions and potential candidates were discussed. Ruth reported that Megan Moffroid is still interested in joining the Board.

There was a discussion regarding strategies for ensuring that adequate materials are included when an application is submitted. It was acknowledged that what is required is somewhat dependent upon the regulations that are to be considered as well as the property configuration where the development is proposed.

Ms. Robbins provided an update on the Planning Commission's progress on the Land Use and Development Regulations update. It was requested that she obtain some sample rules to be followed in separating DRB deliberations from the hearing portion of meetings.

Ms. Klein-Corrigan reported that the Selectboard has engaged a firm to take a look at downtown parking as well as speeding concerns. A preliminary meeting, open to all interested parties, will be held on November 9.

The meeting adjourned at 8:09 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

Development Review Board

Peter Monte Date

Chris Behn Date

Devin Klein-Corrigan Date

Jeff Schoellkopf Date