

**Town of Warren  
Development Review Board  
Minutes of Meeting  
Monday, January 17, 2022**

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

Members Present: Chris Noone (online), Virginia Roth (online), Jeff Schoellkopf (Chair, online)  
Others Present: Ruth Robbins (ZA), Shane Mullen (Weston and Sampson), and Carol Chamberlin (Recording Secretary, online).

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

**Application #2022-01-CU** submitted by **The Bridges Resort & Racquet Club, Inc.**, requests Conditional Use approval for improvements to the existing public drinking water system. This will consist of a new well control building, new treatment building and new water and electric lines to service the new equipment. The well field is located at the confluence of two streams, Rice Brook and Clay Brook. Due to the limited space available in this area, compliance with the 50-foot stream setback cannot be achieved unless significant earth disturbance is made on a very steep slope [36%] to the west. A Setback Waiver is requested to allow the new well control building to be located approximately 46 feet from Clay Brook. The building will be compliant with the 50-foot setback from Rice Brook. The property is located at 220 Bridges Circle in the Vacation Residential District and listed as parcel ID # 305000-000 in the Warren Grand List.

Mr. Mullen, representing the Bridges, provided an overview of the plans for updating the Bridges water system, explaining that the changes would create efficiencies and bring the system within code compliance standards. He pointed out on drawings where the existing system components are located both at the Bridges site and the well infrastructure which is located off the Golf Course Road. The proposed plan will remove and replace both the existing well control building at the well area and the treatment building at the Bridges proper.

Mr. Mullen explained that the existing well control building is located approximately fifteen feet from Clay Brook, and that an attempt had been made to place the new building where all environmental parameters would be met. That was determined to not be possible, as moving the building so that it would be located fifty feet from the brook would necessitate its placement where steep slopes would need to be disturbed and subsequently restabilized. Mr. Mullen is requesting an approximately five-foot waiver from the required Clay Brook setback in order to eliminate the need to impact steep (36%) slopes.

A 9 x 12 clapboard structure is proposed, with all lighting to be downcast and on motion sensors. The existing gravel road goes to the proposed site, and the only additional impervious surface to be created is a small parking area at the new building.

Responding to questions, Mr. Mullen confirmed that the project is not located in a Fluvial Erosion or Flood Hazard Zone. Because it is in a River Corridor, he has contacted Ned Swanberg, State Floodplain Manager, as well as Shannon Morrison, VTDEC Wetland Ecologist, to verify that there are no impacts for which a State permit is necessary. Mr. Mullen also noted that the project does require Act 250 approval, which is in process.

Board members noted which Sections of the Land Use and Development Regulations were pertinent to the application. It was acknowledged that there will be a larger stream buffer in place after relocation of the building at the well site, and indicated that there should be revegetation of the current building site after demolition. Mr. Mullen agreed. It was noted that the replacement accessory structures proposed are allowed uses in the District.

**MOTION** by Mr. Schoellkopf to find that the project satisfies Section 3.3(A) of the Regulations, as the project is solely for utility purposes, and the new configuration will lessen the impact on the stream by improving the buffer strip. **SECOND** by Ms. Roth. **VOTE:** All in favor, the motion carries.

**MOTION** by Mr. Schoellkopf to find that as proposed, the project will not affect the ability of the stream to function, satisfying Section 3.13 (B) of the Regulations; the application is also subject to Conditional Use review. **SECOND** by Mr. Noone. **VOTE:** All in favor, the motion carries.

**MOTION** by Mr. Schoellkopf that approval of the application will include a condition requiring revegetation of the area where the existing well house is removed, and to not allow any impacts to the stream buffer beyond the edge of the existing road. **SECOND** by Mr. Noone. **VOTE:** All in favor, the motion carries.

The Board continued with Conditional Use review.

**MOTION** by Mr. Schoellkopf to find that the General Standards outlined in Section 5.3 (A) 1 – 5 have all been met by or are not applicable to the application. **SECOND** by Ms. Roth. **VOTE:** All in favor, the motion carries.

No Board members requested a review of specific Conditional Use standards.

**MOTION** by Ms. Roth to approve the application as submitted, subject to the usual conditions as well as those agreed upon at the hearing. **SECOND** by Mr. Noone. **VOTE:** All in favor, the motion carries.

**Other Business:**

The upcoming schedule was reviewed.

The meeting adjourned at 7:46 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

**Development Review Board**

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Chris Noone                      Date

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Virginia Roth                      Date

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Jeff Schoellkopf                      Date