

**Town of Warren  
Development Review Board  
Minutes of Meeting  
Monday, April 18, 2022**

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

Members Present: Megan Moffroid, Peter Monte (Chair), Chris Noone, Jeff Schoellkopf.  
Others Present: Ruth Robbins (ZA), Paul and Sheri DiFlavio, Greg and Maureen Kaminski, Gunner McCain, Diane Palmeri, Vera Resnick, Peter Spring, and Carol Chamberlin (Recording Secretary)

The meeting was called to order at 7:03 pm.

**Application #2022-03-SD** submitted by Peter and Alison Spring, are requesting approval of a 2-lot subdivision of property on Ridgeview Road, parcel id # 002003-900, consisting of 29 +/- acres, located in the Rural Residential District. They are proposing one parcel of 20.4 acres (Lot 1A) and the second parcel of 8.6 acres (Lot 1B). This is a minor subdivision. Both proposed parcels will be suitable for future single-family homes with associated infrastructure. There is no proposed construction at this time.

A site visit was held earlier in the day, and much of the site was either visited or viewed. Driveways and septic and Lot B's potential building site were staked out. It was noted that adjacent parcels owned by the Springs are part of a previous subdivision.

Mr. McCain explained the proposed configuration of the lots, noting that the building envelopes are situated outside the Meadowland Overlay and that the slopes are color coded on the site plan, with no very steep slopes included in the proposed building envelopes. He also indicated that some driveway infrastructure and power lines are already in place, and that Lot 1B is applying for an amended Wastewater Permit due to some minor configuration changes. No house site is currently planned for Lot 1A, and the applicants are aware that if development is planned in a location that includes slopes over 15%, Conditional Use review will be required.

Mr. McCain also explained that Ms. Palmeri had requested that a vegetated buffer be left in place to screen the new house from her property, and that he has marked the requested area on the site plan. He did clarify that the Springs would like to clear the deadwood and diseased trees from the buffer area and create a more manicured presentation, potentially through the planting of some understory vegetation.

**MOTION** by Mr. Monte that, in accordance with the informal agreement between the parties, the area designated as a buffer on the sketch plan to remain vegetated, with no cutting of trees greater than 6" in diameter unless dead, diseased, or dying, and that this be depicted on the final mylar. **SECOND** by Ms. Moffroid. **VOTE:** All in favor, the motion carries.

Mr. McCain confirmed that no impacts are anticipated either to or resulting from the old foundation that straddles the two proposed properties.

In response to questions from the DeFlavios regarding screening of the proposed houses, Mr. McCain explained that the driveway is not in the vegetated buffer area agreed upon, and that the elevation of the house site on Lot 1B is lower than the existing surrounding houses

The Board members reviewed Article Six, Subdivision Review. Mr. McCain explained that the parcel under review was not part of a prior subdivision, so this application is for a new subdivision, not a revision to an existing subdivision.

**MOTION** by Mr. Monte to declare the subdivision a minor subdivision. **SECOND** by Mr. Schoellkopf.  
**VOTE:** All in favor, the motion carries.

The Board members reviewed Article Seven, Subdivision Standards.

**MOTION** by Mr. Monte that the General Standards of Section 7.2 are satisfied by the application materials and conditions agreed upon. **SECOND** by Mr. Noone. **VOTE:** All in favor, the motion carries.

**MOTION** by Mr. Schoellkopf that all utility lines will be installed below ground. **SECOND** by Ms. Moffroid. **VOTE:** All in favor, the motion carries.

**MOTION** by Mr. Monte that Section 7.3, related to protection of conservation areas, is satisfied due to a) further review will be required for any encroachment on steep slopes and b) the proposed building envelopes exclude very steep slopes and the Meadowland Overlay. **SECOND** by Mr. Noone. **VOTE:** All in favor, the motion carries.

**MOTION** by Mr. Monte to find the Standards outlined in Sections 7.5 through 7.10 to be inapplicable to the application, as the approval being sought is for the layout of lots rather than actual development of the sites. **SECOND** by Mr. Noone. **VOTE:** All in favor, the motion carries.

**MOTION** by Mr. Monte to approve Application 2022-03-SD, subject to the usual conditions and those voted upon at the hearing. **SECOND** by Ms. Moffroid. **VOTE:** All in favor, the motion carries.

**Other Business:**

Mr. Monte noted that he had received a letter from Margo Wade, representing Sugarbush, indicating that a Decision regarding their application for an installment of a new weir at the snowmaking pond on the Mad River had not been issued in a timely manner, but that the resort intended to comply with the conditions which had been approved at the hearing.

It was agreed that both the ZA and the Board members will be more disciplined regarding time constraints for future applications/hearings.

Ruth reviewed the upcoming hearing schedule.

Mr. Schoellkopf commented on the continuing review of draft LUDRs, pointing out that the ongoing conversation between the Planning Commission and Conservation Commission regarding natural resource maps to be authorized might not be resolved, and suggesting that the Conservation Commission be notified of applications to be heard by the DRB in order that they might undertake the responsibility to comment on potential restrictions or conditions, such as the Fire Department does for appropriate applications.

The meeting adjourned at 7:57 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

**Development Review Board**

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Peter Monte, Chair      Date

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Jeff Schoellkopf      Date

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Megan Moffroid      Date

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Chris Noone      Date