

**TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
FEBRUARY 9, 2000**

**MEMBERS PRESENT:** Eric Brattstrom, David Markolf, Vice Chair; Lenord Robinson, Jason Heroux, Jeff Schoellkopf (departed at 8:35).

**OTHERS PRESENT:** Doug Bonneau; Sugarbush Meadows Agent; Margo Wade, DRB/PC Assistant.

**AGENDA:**

- 1) 7:30 p.m. Call to Order
- 2) Initial Meeting: Sugarbush Meadows 3-lot Subdivision
- 3) Other Business:
  - a) signing of minutes and Keir decision
  - b) reschedule Della Monica hearing

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**I. CALL TO ORDER**

Mr. Markolf called the meeting to order at 7:45 p.m.

**II. INITIAL MEETING: Sugarbush Meadows 3-Lot Subdivision**

Sugarbush Meadows, Saltzman Limited Partnership and Richard Saltzman seek approval for a 3-lot subdivision of 4 +/- acres. The subdivision consists of Lot 1 (1.3 +/- acres), Lot 2 (1.3 +/- acres), and Lot 3 (1.3 +/- acres). The property is located off the north side TH#5 (Sugarbush Access Road) in the R-2 (Rural Residential) District.

Doug Bonneau came before the board on behalf of the applicant.

**STAFF REPORT**

Mr. Markolf read through the initial meeting criteria.

**APPLICANT COMMENTS**

Mr. Bonneau presented the project.

The project consists of subdividing Lot 8 of the Sugarbush Meadows subdivision, a 4 +/- acre parcel, into 3 lots of approximately 1.3 acres each. Each lot will have on-site water and sewer, and be accessed by the existing development road (Lower Pines Road) along the western side of the property with each lot having an individual driveway. Utility lines will be buried. The site plan map proposes approximate house sites, septic locations with replacement areas, drilled wells, driveways, and existing right-of-ways. The new parcels will be governed by the existing Sugarbush Meadows protective covenants.

Mr. Markolf requested that names of abutter be included on the site plan map.

**MOTION by Mr. Heroux, seconded by Mr. Schoellkopf that criteria A-D are satisfied by the presented application with the inclusion of abutter names on the final site plan. VOTE: unanimous; motion carried.**

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**MOTION by Mr. Heroux, seconded by Mr. Robinson to classify the development request as a minor subdivision. VOTE: unanimous; motion carried.**

Other issues discussed included; exterior lighting for the parcels, tree cutting, screening, fire department review, and signage. The Board determined that fire department review was not necessary for this application. Mr. Bonneau would discuss the other items with Mr. Saltzman prior to the next meeting.

Mr. Bonneau will stake the western corners of the lots and board members will conduct individual site visits prior to the public hearing.

**PUBLIC INPUT**

There was no public input.

**DELIBERATION/DECISION**

**MOTION by Mr. Heroux, seconded by Mr. Robinson to schedule the public hearing for March 3, 2000 at 7:45 p.m. VOTE: unanimous; motion carried.**

**III. OTHER BUSINESS**

a) signing of minutes and Keir decision

**Motion by Mr. Brattstrom, seconded by Mr. Robinson to approve the 1/19/00 minutes. VOTE: unanimous; motion carried.**

b) reschedule Della Monica hearing

**MOTION by Mr. Heroux, seconded by Mr. Brattstrom to continue the Della Monica conditional use hearing until March 8, 2000 at 8:45 p.m. VOTE: unanimous; motion carried.**

**IV. ADJOURNMENT**

**MOTION by Mr. Robinson, seconded by Mr. Brattstrom to adjourn. VOTE: unanimous; motion carried.**

The meeting adjourned at 9:15 p.m.

Respectfully submitted,  
Margo B. Wade  
DRB/PC Assistant

**DEVELOPMENT REVIEW BOARD**

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Eric Brattstrom (date)

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Lenord Robinson (date)

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David Markolf, Vice Chair (date)

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Jason Heroux (date)