

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MAY 17, 2000**

MEMBERS PRESENT: Chris Behn, Eric Brattstrom, David Markolf, Peter Monte, Chair; Jason Heroux.

OTHERS PRESENT: Anne Whiteside, Bill Maclay, and Todd Hill, Samara Farm Representatives; Sheila Ware, Grant Representative; Jim Edgcomb, Applicant; Andrea Della Vecchio, Al Roth, Edgcomb abutters; Tracy Martin, Anne Wattles, Phantom Theater; Mary Moffroid, Bonnie Atwater, Jeff Schoellkopf, Dan Eckstein, Peter & Patrisha Hays, James Sanford, Edgcomb participants; Win Lake, Applicant; Gunner McCain, McCain Consulting; Peter Sidel, Lake abutter; Margo Wade, DRB/PC Assistant.

- AGENDA:**
- 1) 7:30 p.m. Call to Order
 - 2) Public Hearing Continuation: Samara Farms 2-Lot Subdivision
 - 3) Public Hearing: Edgcomb Cultural Facility Conditional Use/Site Plan
 - 4) Final Public Hearing: Lake 6-Lot Subdivision
 - 5) 9:15 p.m. Public Hearing: Kier 3-Lot Subdivision Amendment
 - 6) Other Business
 - a) Monteverde amendment – heads-up
 - b) K. B. Property subdivision/Friedman building permit – new house site
 - c) signing of minutes & decisions

I. CALL TO ORDER

Mr. Monte called the meeting to order at 7:35 p.m.

II. PUBLIC HEARING: Samara Farm 2 Lot Subdivision

Samara Farm, Inc. and Joseph H. Muraskin seek approval for a 2-lot subdivision of 37.5 +/- acres. The subdivision consists of Lot 6.1 (15.0 +/- acres) and Lot 6.2 (22.5 +/- acres). The property is located off the east side TH#23 (Fuller Hill Road) in the R-2 (Rural Residential) District.

Anne Whiteside, Bill Maclay, and Todd Hill, came before the board on behalf of the applicant. Sheila Ware came before the board on behalf of the northern abutter.

DELIBERATION/DECISION

Mr. Monte stated that this is a continuation of the May 8th public hearing. Items needing to be addressed include the curb cut permit, buffer agreement between Mr. Grant and Samara Farms, and Carl Fullers comments on the stream protection method.

The applicant submitted a copy of the road cut application, and three copies of the updated site plan titled Samara Farm Inc., revised 5/16/2000.

Mr. Maclay explained that a curb cut application had been submitted to the Selectboard and reviewed by Mr. Hunkins, the Warren Road Forman. He discussed the possibility of moving the road cut location on lot 6.1 to the northern edge of the meadow, but raised the 'line of sight' concerns with that location. After a sight visit, Mr. Hunkins determined that the 'line of sight' from the northern edge of the meadow was acceptable and approved the road cut on lot 6.1 at the northern edge of the meadow. Mr. Hunkins approved the proposed road cut location on lot 6.2.

MOTION by Mr. Monte, seconded by Mr. Markolf to approve the lower (northern) road cut on lot 6.1. The buffer as stated at the May 3rd meeting will remain intact along Fuller Hill except at the new location of the road cut. VOTE: unanimous; motion carried.

Mr. Hill explained that the driveway location on lot 6.1 has been modified slightly to achieve better access to the proposed house site because the stream channel is narrower where the drive now crosses. The erosion control design is more detailed on the updated site plan. The road widths as drawn are approximately 16 feet. A buffer area has been added in front of the proposed house site on Lot 6.1 and the buffer area in front of the proposed house site on Lot 6.2 has been extended north to the edge of the building envelope.

Mr. Hill stated that he discussed the plan with Carl Fuller (who is now out of town) and Don Wernecke regarding the septic pipe crossing the intermittent stream and sleeving of the pipe. Mr. Fuller's comments deal with a larger constant flow stream and a more complicated crossing. Mr. Hill is waiting for written comment from Mr. Wernecke. During a conversation with Mr. Hill, Mr. Wernecke approved the proposed sleeving and protection methods. The main difference is between the use of a cast iron sleeve versus a plastic sleeve.

Ms. Ware submitted drafted covenant language between Samara Farm and Grant pertaining to the buffer along the common property boundary. The covenant will establish an eighty-foot buffer zone between the two properties; the centerline shall be the common property boundary. The covenant has not been signed by the property owners at present, but is in the approval stage.

The site plan will reference the covenant between the two property owners.

MOTION by Mr. Monte, seconded by Mr. Heroux to grant final approval of the Samara Farm 2-Lot Subdivision subject to the following two submittals:

- 1) **Written approval from the State Engineer of the septic stream crossing precautionary method; and**
- 2) **The Grant/Samara Farms signed covenant agreement pertaining to the common boundary buffer zone.**

VOTE: unanimous; motion carried.

III. PUBLIC HEARING: Edgcomb Barn Cultural Facility

Jim Edgcomb seeks approval for a cultural facility at the Edgcomb Barn located at the corner of TH#9 and TH#22 (Airport Rd. & Dump Rd.) in the R-2 (Rural Residential) District. The project

will be reviewed under Article V, § 3 (Conditional Uses) and Article V, § 4 (Site Plan Approval) of the Warren Zoning Bylaws.

Jim Edgcomb, Mary Moffroid, Anne Wattles came before the board on behalf of the application.

STAFF REPORT

Mr. Monte read the public notice, which ran in the April 27, 2000 issue of the Valley Reporter, and requested that all participants at the hearing sign in on the sign in sheet.

Mr. Markolf asked if this was a new application or continuing with the process from last fall. Ms Wade stated that all site plan criteria had been reviewed last fall but final approval was not granted. The 60-day clock had run during the fall hearings. Conditional Use criteria at this time have not been formally reviewed.

APPLICANT COMMENTS & PUBLIC INPUT

Jim presented the site map to the board and the Barn 'conditions for operation' document.

Mr. Roth stated that he is a neighbor to the north off the Airport Road and the site plan looked fine, he does not mind anything that is going on there, his only problem is that the events run late into the evening. He would like the events to end earlier. Mr. Monte asked Mr. Roth for specifics. Mr. Roth stated that it was the music, noise of the event, and the people departing after a show that bothered him. Mr. Monte asked if he could hear what was going on in the barn. Mr. Roth replied that he could.

Mr. Edgcomb stated that the main entrance has been moved to that back (south) of the barn. When the north side of the barn was used as, the main entrance people would park in the field and walk around to the north side of the barn to enter. Now the traffic and congregating of people is focused on the back of the barn. In addition, the northern door is left open for fire egress during performances. The barn door could have a 'person' door installed with a panic bar allowing the barn door to be closed, which would contain the noise created during performances.

Mr. Monte asked what the hours of operation were for the facility. Mr. Edgcomb replied that he is requesting a hours from 8 a.m. – 11:00 p.m., seven days a week. Mr. Edgcomb clarified that the facility will not be used to that extent at all times during theses hours, but that there are times when the facility could be used during these hours. In the past most of the performances have been on Friday and Saturday night, but he would like to have flexibility to schedule at other times. It is not his intention to schedule events seven days a week.

Mr. Roth stated that his main concern is the performances running late into the evening especially on work nights.

Ms. Della Vecchio stated that she also had concern with that noise level at the facility. She questioned who would police keeping the north doors closed. She stated that she has called to

complain in the past with no response. Mr. Edgcomb stated that besides discussions with Mr. Roth and Corinne Kremer he has not received other calls. Mr. Roth stated that people are reluctant to call. Ms. Della Vecchio stated that the State Police have records of past calls.

Mr. Edgcomb stated that Phantom Theater has had six seasons in the barn. During that time, he has had two private parties in the barn. At the first party, he did get calls, and spoke to the police. Since then he has been much more careful. These parties should not be confused with the cultural facility application, which he is trying to make work with the neighborhood.

Mr. Behn asked how long shows usually run. Ms. Wattles replied that they have not had a show run longer than two hours and that they more normally run one to one and one half hours. Shows usually begin at 8:00 p.m. Some shows involve music. Mr. Edgcomb stated that the conditions for operation were created to allow some flexibility. Ms. Martin stated that eleven o'clock was given not so much as an ending time for the performances, but as a time by which everybody, audience, performers and stage crew, would be out and the barn would closed up.

Mr. Monte suggested that musical performance ending at 10:00 p.m., non-musical performances ending at 10:30, and everybody off the premises by 11:00 p.m. Ms. Wade suggested earlier closings on work/school nights.

Mr. Sanford asked how many performances are scheduled and how long is the seasons. Ms. Wattles stated that the number of shows varies and that the season usually runs from July through August. Last summer was the biggest season with nine shows running two or three nights each. One performance was held during the day. Mr. Sanford stated that last year there were 22 performances in 62 days. That is approximately performances on one third of the nights. Ms. Wattles stated that this summer's schedule is not as busy as last year's. Mr. Sanford asked how many other (non-Phantom) events are scheduled. The 'Barn Stormer' event is included in last year's numbers. Mr. Edgcomb stated that there have been daytime workshops and kids programs. Ms. Wattles stated that is hard to schedule theater during the day because it is difficult to make the barn dark enough for the performance.

Mr. Behn suggested a staggered closing time where Friday & Saturday would end at 11:00 p.m. and Sunday through Thursday would end at 10:00 p.m. Ms. Wattles stated that that would be workable and that they really wanted to work with people (the neighborhood). If the performance has to end at 10:00 p.m. that should not be a problem, but getting people out by 10:00 p.m. may be difficult.

Mr. Sanford stated the allowing and 11:00 p.m. closing on Friday and Saturday nights over 62 days, which is July and August. That would give them nine weekends or eighteen nights, which had hours running to 11:00 p.m. Ms. Wattles stated that most performances start at 8:00 p.m. and end before 10:00 p.m. Her main concern is getting people out of there by 10:00 p.m. on the evening the facility closes at 10:00 p.m. Ms. Moffroid stated that would allow scheduling the fundraiser, which might be a music dance that could run until 11:00 p.m.

Mr. Roth stated that the facility is in a residential neighborhood, and asked which is more important the theater or the neighbors. Mr. Monte replied that we are here to figure out how to accommodate everyone.

Ms. Della Vecchio stated that even with limiting the hours there is still a noise level issue during hours of operation. It is not just during the plays, but also during rehearsals. Warren does have a noise ordinance and who determines if the noise level is too loud. Mr. Monte stated that the noise level is determined also by pitch and frequency. It is difficult to write a condition that limits those. Mr. Monte asked if the noise level during the performances is most disturbing. Both Mr. Roth and Ms. Della Vecchio stated yes, when there is music.

Ms. Della Vecchio stated there are two issues 1) having it end earlier so that we do not have cars driving by at midnight, and 2) the level of noise during the performances and rehearsals. Mr. Roth suggested having the cars all leave on the pavement. Directing them towards the Common Road rather than the Dump Road and Airport Road.

Ms. Wattles stated that when a performance has musicians they usually only come to rehearsals one or two times. That would result in about five times for any given show that is incorporating music. Not all of the shows have music only one or two.

Ms. Martin stated that in the past they have placed signs directing people up Dump Road and the dirt and paved ends of the Airport Road. It would be easy to only place signs on the paved roads. Ms. Wattles stated that there is an announcement at the beginning of each show discussing exits and the port-o-potty. We could also discuss residential nature of the neighborhood and request that people depart using the paved section of the Airport Road. Mr. Behn suggested for the shows when a parking attendant is present that the parking attendant also direct traffic onto the paved section of Airport Road after the show.

Mr. Hayes suggested that the announcement at the beginning of the show could also include a request that patrons keep the noise level down at the end of the show while they are departing.

Ms. Wattles stated that having the north doors shut might make a big difference with the noise level. Mr. Heroux asked if there is any sound deadening panels in barn. Mr. Edgcomb replied that there were none.

Mr. Schoellkopf stated that the newly adopted Town Plan specifically mentions this barn for adaptive and community reuse.

Mr. Monte asked if the modifying conditions as discussed are acceptable to the neighbors. Mr. Roth said yes. Ms. Della Vecchio stated that the noise level has not been addressed. Mr. Behn replied that shutting the northern doors would help address the noise. Mr. Monte asked Ms. Della Vecchio if she thought the noise level exceeds the ordinance. She replied that she did not know, but that she has to shut her windows to hear her television.

Mr. Monte stated that the board would need information that is more technical before a decibel level could be written into a permit condition.

Mr. Edgcomb stated that he is willing to work the door solution, put curtains up, work with he neighbors, test it out and talk about it. If you (the neighbors) are bothered, we will do something about it.

Mr. Monte suggested going over the conditions as proposed, in the 'Conditions for Operation' submitted by Mr. Edgcomb. Mr. Monte read each item individually.

Hours of operation: Have been discussed.

Capacity: ...150 people during performances or as specified by other state permits. Mr. Monte asked, in reference to the state permit, if Mr. Edgcomb was thinking smaller or larger capacity. Mr. Edgcomb replied smaller. This number represents total capacity including performers and stage crew. Mr. Edgcomb stated that 150 is the maximum number and have only been at that capacity once. Ms. Wattles stated that it is more usually 60 to 80 people for a full house.

Mr. Monte requested that the condition be changes to include "or such lower number".

House Lights: No further comments.

Exits: No further comments.

Exterior Lighting: Mr. Edgcomb stated that this was discusses during site plan review and is included on the site plan map. The exterior lighting focuses on lighting the main entrance and stairs, and the port-o-let. A spotlight is located on the southeast corner of the barn that illuminates the pathway out to the parking area.

Port-o-let: No further comments.

Smoking & Fire: Mr. Monte asked who was responsible for authorizing smoking & fire. Mr. Edgcomb replied that it would be the responsibility of the house manager or producer of the show to approve of smoking on stage. There would be no open fires on stage.

Children: Mr. Monte suggested including an age.

Access: The Selectboard has approved both road cuts. The western road cut is contingent on DRB approval of the Cultural Facility request.

Parking: Ms. Della Vecchio requested that the parking area be screened. Mr. Heroux asked what view line she was concerned about. Ms. Della Vecchio replied that the field of cars is visible both day and night from the Dumb Road and from both directions on the Airport Road.

Mr. Monte stated that site plan might have been approved by inaction of the board. The board is obligated to act within 60 days after the application is deemed complete. This board has apparently not acted within that time. The effect of which under the ordinance is to grant site plan approval. Screening is reviewed under site plan. We may be able to deal with it in a condition during the conditional use review.

Ms. Moffroid stated the need to separate Phantom/Cultural Facility use and what might be other uses not pertinent to this discussion. Evening parking for the shows would have the most amount of vehicles in the field.

Ms. Della Vecchio stated that her concern is pertaining to the parking associated with the Cultural Facility use. Mr. Monte stated that there is also a business and residence at the location that we are not considering tonight. Mr. Markolf asked if the front parking area could accommodate all daytime parking. Mr. Heroux clarified that the concern is specific to the designation of the barn as a Cultural Facility and the implications for future uses that may be more intense than Phantom Theater.

Mr. Edgcomb asked where Ms. Della Vecchio wanted the screening. She replied that the screening should be such that she did not have to see a field full of cars.

Mr. Heroux asked if Mr. Edgcomb is seeking a permit to allow Phantom use of the barn or a Cultural Facility, which would allow other associated uses. Mr. Edgcomb replied that he is requesting to designate the barn as a Cultural Facility.

Mr. Sanford pointed out that the parcel is in the meadowland, which could limit the screening possibilities.

Mr. Behn asked if the parking could be shifted west towards the rear of the barn. Mr. Edgcomb replied that it could be possible. The designated area is the most level and least bumpy.

Ms. Wattles stated that during daytime rehearsals four to ten cars may be present and any given time.

Emergency Vehicle Access: Mr. Behn stated that this was discussed during site plan review. With the inclusion of '16 foot' access route the language is acceptable.

Signage: Locations will be shown on the site plan.

Enforcement: Mr. Monte stated that it is also the owner's responsibility.

Ms. Della Vecchio raised concerns with the parking attendant only being present when more than 75 people are attending a performance. Implying that no one would be directing departing traffic down the paved portion of Airport Road and away from the Dump Road and dirt portion of the

Airport Road. Ms. Moffroid stated that an announcement would be made at the beginning of each performance and signage will be placed at the exit requesting and directing people to use the paved portion of Airport Road when departing.

Mr. Roth and Ms. Della Vecchio departed the meeting at approximately 9:15 p.m.

DELIBERATION/DECISION

Mr. Monte read Article V § 3 – *Conditional Use*, criteria.

MOTION by Mr. Behn, seconded by Mr. Heroux per Article V. § 3. A. 1., the project will not adversely affect the capacity of existing and planned community facilities. VOTE: unanimous; motion carried.

Mr. Edgcomb stated that the barn is part of the agricultural landscape of the area, permitting the adaptive reuse of will allow the barn to be maintained. Granting this Cultural Facility use will maintain the character of the area because the barn will remain part of the landscape. Adaptive re-use of historic barns in referenced on pages 3-14, and 11-9, and the Edgcomb barn is specifically mentioned on pages 8-12 and 11-19 in the Town Plan.

MOTION by Mr. Heroux, seconded by Mr. Monte that the use of the barn as a cultural facility does not alter the character of the area and is consistent with the Town Plan. VOTE: unanimous; motion carried.

Mr. Monte asked if there would be any out side performances at the barn. Mr. Edgcomb stated that the back entrance and theater garden could allow for portions of, or performances in, that space. The area is behind and blocked by the barn.

MOTION by Mr. Monte, seconded by Mr. Mr. Heroux that performances would be limited to the barn theater and the theater garden area shown on the site plan. VOTE: unanimous; motion carried.

Mr. Monte stated that if Mr. Edgcomb wanted the change those performance areas he would have to request an amendment of the permit. Mr. Edgcomb agreed.

MOTION by Mr. Monte seconded by Mr. Heroux the cultural facility public production and performance times are specified as follows: Friday and Saturday 8:00 a.m. to 11:00 p.m., Sunday through Thursday 8:00 a.m. to 10:00 p.m. VOTE: unanimous; motion carried.

MOTION by Mr. Monte, seconded by Mr. Behn that an adult will accompany children attending performances under twelve (12) years of age. VOTE: unanimous; motion carried.

Mr. Heroux stated that parking and maintenance of the parking area was dealt with during the site plan review. Screening of the parking area was not addressed at that time. Mr. Schoellkopf stated that this is also a meadowland and we are trying to preserve the agricultural character. Mr. Monte replied that the board is not barred from adding a condition pertaining to screening. Screening could also be done outside of the process. Mr. Behn recommended daytime parking to use the parking area north of the barn.

There was discussion concerning the Site Plan 60-day time issue and whether the board had approved site plan due to lack of action or had denied the application without prejudice. There were concerns regarding the status of the site plan conditions placed on the application last year. Mr. Monte stated that the board could either make a determination tonight that site plan already exists due to failure to act with the time period or could grant new site plan approval tonight. It would be stronger for the applicant if site plan were addresses. Mr. Edgcomb agreed.

Motion by Mr. Monte, seconded by Mr. Brattstrom that the north facing doors are kept closed or obstructed with curtains during performances. Proper public safety and egress access will be accommodated. VOTE: unanimous; motion carried.

MOTION by Mr. Monte, seconded by Mr. Markolf per Article V. § 3. A. 2., the proposed facility will not adversely affect the character of the area given the approved conditions. VOTE: unanimous; motion carried.

MOTION Mr. Monte, seconded by Mr. Behn that the applicant is required to direct exiting traffic east onto the paved portion of Airport Road by signage, and an announcement, and/or parking attendant. VOTE: unanimous; motion carried.

MOTION by Mr. Behn, seconded by Mr. Monte that a 16-foot emergency vehicle access route will be maintained. VOTE: unanimous; motion carried.

MOTION by Mr. Monte, seconded by Mr. Brattstrom per Article V. § 3. A. 3., the proposed facility will not adversely affect traffic on roads and highways in the vicinity given the approved conditions. VOTE unanimous; motion carried.

MOTION by Mr. Markolf, seconded by Mr. Behn per Article V. § 3. A. 4., the proposed facility will not adversely affect bylaws in effect. VOTE: unanimous; motion carried.

MOTION by Mr. Monte, seconded by Mr. Heroux per Article V. § 3. A. 5., the proposed facility will not adversely affect the utilization of renewable energy resources. VOTE: unanimous; motion carried.

MOTION by Mr. Heroux, seconded by Mr. Behn per Article V. § 1. A. 6., the proposed facility will not result in the discharge of harmful wastes into surface or subsurface water systems. VOTE: unanimous; motion carried.

Mr. Monte stated that we have not heard evidence that this project will exceed 70 decibels as specified in the zoning.

MOTION by Mr. Markolf, seconded by Mr. Heroux per Article V. § 3. A. 7., the proposed facility will not violate any of the standards in Section 7 of this Article. VOTE: unanimous; motion carried.

MOTION by Mr. Monte, seconded by Mr. Brattstrom that we incorporated into this permit the proposed 'Conditions of Operation' as amended. VOTE: unanimous; motion carried.

Motion by Mr. Markolf, seconded by Mr. Heroux that the applicant will perform due diligence to acquire all necessary State permits as may be required. VOTE: unanimous; motion carried.

MOTION by Mr. Monte, seconded by Mr. Heroux that Article V. § 3. Criteria are satisfied with these conditions and to grant conditional use approval for the cultural facility. VOTE: unanimous; motion carried.

MOTION by Mr. Heroux, seconded by Mr. Behn to import the site plan findings and conditions from the July 7, 1999 public hearing. VOTE: 4 ayes, 1 abstain (PM).

MOTION by Mr. Heroux, seconded by Mr. Behn to grant site plan approval. VOTE: 4 ayes, 1 abstain (PM).

Mr. Monte abstained because he did not participate in the July 7, 1999 site plan review proceedings.

IV. CONTINUATION PUBLIC HEARING: Lake 5 Lot Subdivision

Orion Winfield Lake seeks approval for a 5-lot subdivision of 35 +/- acres. The lots range in size from 2.1 +/- acres to 12.2 +/- acres. The property is located off the north side of TH#3 (Lincoln Gap Road) in the R-2 (Rural Residential) District.

Win Lake and Gunner McCain came before the board on behalf of the application. Peter Sidel came before the board as himself, one of Mr. Lake's abutter.

A site visit was conducted at 6:00 p.m. before this hearing. Chris Behn, Eric Brattstrom, David Markolf, Peter Monte, Win Lake, Gunner McCain, Peter Sidel, and Margo Wade attended. The group walk the site inspecting the proposed road cut off TH#30, the development roads servicing lots 1-5, the driveways servicing lots 1, 2 & 5, proposed house site on lot 1, 2 & 5, partial boundaries on parcels A & B, and the existing road cut on TH#3 and development road location.

DISCUSSION

Mr. Monte stated that this is a continuation of the preliminary subdivision approval and beginning of final subdivision approval proceedings.

Items needing clarification from the last meeting include the configuration of the road way and necessity for connecting the road cuts, change in topography and clear cutting needed for the TH#3 development road, and buffer along one or both of the out parcels A & B.

Because the proposed development is less intensive that previously proposes with the Planning Commission and Selectboard, it is not necessary to connect the road cuts. In addition, the road cuts are on different roads, which eliminates the need to minimize road cuts along the same road.

The existing TH#3 road cut permit conditions removal of a portion of the bank east of the road cut to improve line of site. The site plan does not include a re-contouring plan for the development road in this location. Mr. Heroux suggested that the applicant meet with the Selectboard and Road Forman to come up with a suitable solution for the re-contouring of the TH#3 road cut and beginning portion of the development road.

There was discussion about the implication of re-contouring and tree cutting needed for construction of the development road accessing Lots 2 & 5, and visibility of the house on Lot-5 from the Lincoln Gap Road. Mr. Monte raised concerns about the need to re-vegetate the area on lot 5 after the re-contouring work has been completed. Mr. Behn suggested provisions allowing selective cutting, which would break it up the visual impact with no open landscape right to the house on lot 5. Mr. Monte suggested using language pertaining to screening the house similar to the language used on the Samara Farm application. Mr. Lake suggested submitting a re-contouring and vegetation proposal for the next meeting.

There was discussion about the buffers designated on the site plan, which will be affected by the creation of Parcels A, & B and the need to create buffers along internal property boundaries. It was determined that buffers as proposed will be sufficient with the exception of the Lot 5 issue.

Mr. Lake stated that he would accept a conditions restricting further subdivision on Lots 1 through 5.

DELIBERATION/DECISION

Mr. Monte read the Article III, Section 3 criteria.

- §a. - has been satisfied.
- §b.- has been satisfied, with the exception of the road cut permit and Fire Dept. recommendation.
- §c. - has been satisfied.
- §d. - has been satisfied.
- §e. - site plan shows each lot will have individual drilled wells.
- §f. - site plan shows each lot will have individual onsite septic, except Lot-3, which has a

- septic easement on Lot 4.
- §g. - re-contouring plan will be submitted at the next meeting including the area around the TH#3 road cut, and also including any sections along the driveways and development roads needing re-contouring greater than five feet.
 - §h. - a drainage plan will be included on the re-contouring plan to accommodate storm water run off on the development road servicing the Hayden Lot and Lots 2 & 5.
 - §i. - proposed house sites will be removed from the site plan and driveways will terminate at edge of the building envelope. This will allow more flexibility with placement of the dwelling. The site plan will include language detailing necessary roadway specifications
 - §j - has been satisfied.
 - §k - has been satisfied.
 - §l. - has been satisfied.
 - §m.- deed restrictions will specify no further subdivision.
 - §n. - there will be no homeowners agreement, but road maintenance responsibilities will be detailed in the deed language.

MOTION by Mr. Heroux, seconded by Mr. Behn to grant preliminary approval of the project. VOTE: unanimous; motion carried.

MOTION by Mr. Heroux, seconded by Mr. Behn to continue the final public hearing until May 31, 2000 at 9:00 p.m. VOTE: unanimous; motion carried.

V. PUBLIC HEARING

Helen C. Keir Trust, Jack Keir, and Jason Heroux seek approval to amend a previously approved 3-Lot subdivide of 364 +/- acres and waiver of subdivision hearing requirements, by means of combining the initial and warned meetings. The subdivision consists of Parcel 2 (357 +/- acres), Parcel 3 (8.0 +/- acres), and Parcel 4 (4.3 +/- acres). The property is located on Plunkton Road in the R-2 (Rural Residential) District. The project will be reviewed under provisions of the Warren Permanent Subdivision Regulations.

Mr. Heroux requested to continue the hearing.

MOTION by Mr. Monte, seconded by Mr. Markolf to continue the Keir subdivision amendment hearing until June 14, 2000 at 7:45 p.m. VOTE: 4 ayes, 1 abstain (JH).

VI. OTHER BUSINESS

a) Monteverde amendment – heads-up

Give Mac Rood 15 minutes in June to discuss the project and map out a game plan.

b) K. B. Property subdivision/Friedman building permit – new house site

The project will need to come before the Board to amend the subdivision permit because the house site and driveway location are changing on Lot-3.

c) signing of minutes

Mr. Monte pointed out corrections on pages 3 and 7.

MOTION by Mr. Monte, seconded by Mr. Markolf to approve the May 3, 2000 minutes with corrections. VOTE: unanimous; motion carried.

VII. ADJOURNMENT

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

The meeting adjourned at 10:45 p.m.

Respectfully submitted,
Margo B. Wade
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Chris Behn (date)

Eric Brattstrom (date)

David Markolf (date)

Peter Monte (date)

Jason Heroux (date)