

**TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
OCTOBER 31, 2001**

**MEMBERS PRESENT:** Chris Behn, Eric Brattstrom, David Markolf, Peter Monte, Chair.  
**OTHERS PRESENT:** Lenord Robinson, Margo Wade, DRB/PC Assistant.  
**AGENDA:**

- 1) 7:30 p.m. Call to Order
- 2) Public Hearing: Robinson/Roberge – 2-Lot Subdivision of 10.1 +/- acre parcel located off Robinson Road.
- 3) Other Business:
  - a) Black/Kronic Conditional Use – final site plan submittal
  - b) Garaffo Subdivision – covenants submittal requirement
  - c) signing of minutes & decisions

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**I. CALL TO ORDER**

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

**II. PUBLIC HEARING: ROBINSON/ROBERGE 2-LOT SUBDIVISION**

Application 2001-06-SD: Susan Robinson and Irene Roberge seek approval for a 2-lot subdivision of 10.1 +/- acres located off the south side of Robinson Road in the Rural Residential District, and a waiver of subdivision hearing requirements, by way of combining the initial meeting and warned public hearing. The subdivision consists of Lot 10-A (8.9 +/- acres) and Lot 10-B (1.2 +/- acres) and requires review under the Town of Warren Permanent Subdivision Regulations.

Lenord Robinson came before the board on behalf of the applicants.

**STAFF REPORT**

Mr. Monte read the public notice, which ran in the October 11, 2001 issue of the Valley Reporter.

Mr. Monte reported that a site visit was conducted on Saturday, October 27, 2001 that commenced at 9:00 a.m. and adjourned at 9:30 a.m. Jason Heroux, David Markolf, Peter Monte and Lenord Robinson attended. Eric Brattstrom conducted an individual site visit on Monday, October 29, 2001.

**APPLICANT COMMENTS**

Mr. Robinson explained the project. The property belongs to his daughter Susan, who wishes to subdivide off a bit more than one acre to transfer to her sister Irene. The property is in the Rural Residential District, which has a one-acre minimum lot size requirement. A State subdivision and wastewater permits have already been issued. The septic disposal area for the new lot will be located on Mr. Robinson's property and an easement will be granted. A well will be drilled to provide water to Lot 10-B. The water supply for Lot 10-A is via an existing spring.

No further subdivision is planned at this time, but Ms. Robinson wishes to reserve the right to potentially do so in the future. The property is located on an existing private road. Though a formal road agreement does not exist, the residents maintain the road jointly.

A typographical error was found on the submitted plan. Under the Project Description first paragraph, third line the language should read "...no obvious signs..." rather than "...now obvious signs..."

**PUBLIC INPUT**

There was no public input.

**DELIBERATION/DECISION**

**MOTION by Mr. Markolf, seconded by Mr. Brattstrom to grant the request to waive the initial meeting and deem the application complete. VOTE: unanimous; motion carried.**

**Motion by Mr. Brattstrom, seconded by Mr. Markolf to classify the project as a minor subdivision. VOTE: unanimous; motion carried.**

**MOTION by Mr. Behn, seconded by Mr. Monte to find Article IV. §1 – *General Planning Standards* satisfied. VOTE: unanimous; motion carried.**

**MOTION by Mr. Monte, seconded by Mr. Markolf to find Article IV. §2 - *Roads* through §5 – *Sidewalks* satisfied. VOTE: unanimous; motion carried.**

**Motion by Mr. Markolf, seconded by Mr. Behn to require that the terms for the septic easement to serve Lot 10-B be created by a valid recorded deed and the DRB must review and approve the deed before occupancy of the structure. VOTE: unanimous; motion carried.**

**MOTION by Mr. Monte, seconded by Mr. Markolf to find Article IV. §6 - *Utilities* satisfied. VOTE: unanimous; motion carried.**

**MOTION by Mr. Monte, seconded by Mr. Markolf to find Article IV. §7 – *Drainage & Erosion Control* through §12 – *Site Preservation & Improvements* not applicable to the application. VOTE: unanimous; motion carried.**

**Motion by Mr. Markolf, seconded by Mr. Behn to find Article IV. §13 – *Disclosure of Subsequent Development Plans* satisfied. VOTE: unanimous; motion carried.**

**MOTION by Mr. Monte, seconded by Mr. Behn to approve the proposed project with the above stated condition. VOTE: unanimous; motion carried.**

**V. OTHER BUSINESS**

a) Black/Kronic Conditional Use – final site plan submittal

In a phone conversation with Ms. Wade, Ms. Getzinger asked if the Black site plan could be submitted in two stages. First, the site plan indicating the exact location of the structure, driveway, septic disposal area, and cutting areas, and second the final designs of the structure. The Blacks would like to begin site preparations this fall, but will not have final building designs until spring. She also asked if the board would be willing to name one board member to review and approve the documents since the current hearing schedule was irregular, therefore presenting the plans at a meeting may be difficult.

The board approved the two-stage submittal of the plans, but did not feel comfortable assigning one member to approve the plans. The Board acknowledged the current irregular meeting schedule and wished to assure Ms. Getzinger that they would act judiciously to review the plans once they have been submitted.

**MOTION by Mr. Monte, seconded by Mr. Brattstrom to approve the staged submittal of the final site and structure plans, but deny the request the designation of one DRB member as the approver. VOTE: unanimous; motion carried.**

b) Garaffo Subdivision – covenants submittal requirement

To satisfy a condition of the 1997 subdivision permit covenants and road maintenance language was to be submitted to the PC for approval. This language was never submitted. Ms. Getzinger is now submitting proposed language for approval now by the DRB.

Mr. Monte raised concern with the proposed language that allows reasonable “cutting and clearing for the ...construction of a dwelling house” since the dwellings have been located on the 1997 site plan.

**MOTION by Mr. Monte, seconded by Mr. Behn, regarding the Garaffo covenants, to approve the proposed language with an amendment to strike “and for the construction of a dwelling house” from the first paragraph of Lot-1 and last paragraph of Lot-2. VOTE: unanimous; motion carried.**

c) signing of minutes & decisions

**MOTION by Mr. Markolf, seconded by Mr. Brattstrom to approve the October 10, 2001 meeting minutes with corrections. VOTE: unanimous; motion carried.**

The Rickard/Warren Store decision was approved and signed.

**VI. ADJOURNMENT**

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

The meeting adjourned at 8:45 p.m.

Respectfully submitted,  
Margo B. Wade  
DRB/PC Assistant

**DEVELOPMENT REVIEW BOARD**

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Chris Behn (date)

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Eric Brattstrom (date)

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David Markolf (date)

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Peter Monte (date)