

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MAY 8, 2002**

- MEMBERS PRESENT:** Chris Behn, Chair Pro Tem; Lenord Robinson, Jason Heroux, Virginia Roth, Jeff Schoellkopf.
- OTHERS PRESENT:** Ron Zschaler, Applicant Representative; Margo Wade, DRB/PC Assistant.
- AGENDA:**
- 1) 7:30 p.m. Call to Order
 - 2) Public Hearing: Sellers/Iverson (Makau) – Conditional Use Review for development within Meadowland
 - 3) Discussion: Sargent PRD
 - 4) Other Business:
 - a) Signing of decisions
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I. CALL TO ORDER

Mr. Behn called the meeting to order at 7:30 p.m.

II. PUBLIC HEARING: SELLERS/IVERSON (MAKAU) – CONDITIONAL USE REVIEW

Kelly Iverson, Matthew Sellers, and John and Linda Makau seek approval for residential related development within designated meadowland. The 11 +/- acre parcel is located off the north side of Fuller Hill Road in the Rural Residential District and partially in the Meadowland Overlay District and requires conditional use review under Article 5 of the Warren Land Use & Development Regulations.

Ron Zschaler came before the board on behalf of the Makaus.

STAFF REPORT

Mr. Behn read the public notice, which ran in the April 17, 2002 issue of the Valley Reporter.

A site visit was conducted at 7:00 p.m. prior to this hearing. Chris Behn, Lenord Robinson, Jason Heroux, Jeff Schoellkopf, Ron Zschaler and Margo Wade attended. At the site visit, the group walked the route of the proposed driveway from Fuller Hill Road to the edge of the wooded area at the top of the meadow.

APPLICANT COMMENTS

Mr. Zschaler reported that the contract between Kelly Iverson and Matthew Sellers (prospective buyers) and John and Linda Makau (current owners) to purchase the property has fallen through. Therefore, Iverson/Sellers have withdrawn the building permit portion of the application, but the Makaus would like to continue with the meadowland review of the driveway.

Mr. Zschaler submitted an updated site plan showing only the location and alignment of the proposed driveway. No other development is proposed at this time.

Mr. Behn explained that when the property owner/applicant submits a zoning application to construct a dwelling, if the dwelling is sited outside of the meadowland no DRB review would be required. If the driveway alignment changes from what has been submitted or the dwelling or a portion thereof is sited within the meadowland, additional DRB review will be required.

PUBLIC INPUT

There was no public input.

DELIBERATION/DECISION

MOTION by Mr. Schoellkopf, seconded by Mr. Heroux, pursuant to Table 2.13 – *Meadowland Overlay District*, (E)(1)(a)(i)-(iii), to find the parcel contains developable land which is not designated meadowland, the proposed development will minimize the disruption of the scenic quality of the site, retains the maximum possible meadowland for agricultural uses, utilizes the least productive land, and protects primary agricultural soils. VOTE: unanimous; motion carried.

MOTION by Mr. Heroux, seconded by Mr. Schoellkopf to deem the application material complete. VOTE: unanimous; motion carried.

MOTION by Mr. Schoellkopf, seconded by Mr. Heroux, pursuant to Article 5 – *Development Review*, §5.3 (A)(1)-(5), to find the proposed development will not adversely affect – the capacity of existing or planned community facilities or services; the character of the neighborhood or area affected; the traffic on roads and highways in the vicinity; conforms with bylaws now in effect; nor the utilization of renewable energy resources. VOTE: unanimous; motion carried.

MOTION by Mr. Schoellkopf, seconded by Mr. Heroux, to find §5.3(B)(1), not applicable to the application. VOTE: unanimous; motion carried.

MOTION by Mr. Heroux, seconded by Mr. Schoellkopf, to find §5.3(B)(2) satisfied, because the Selectboard has issued a curb cut permit for the driveway. VOTE: unanimous; motion carried.

MOTION by Mr. Heroux, seconded by Mr. Schoellkopf, to find §5.3(B)(3)-(5), not applicable to the application. VOTE: unanimous; motion carried.

MOTION by Mr. Heroux, seconded by Mr. Schoellkopf, to find §5.3(B)(6)&(7) satisfied, because the proposed alignment will minimize the disruption to the site. VOTE: unanimous; motion carried.

MOTION by Mr. Robinson, seconded by Mr. Heroux, to find §5.3(B)(8) satisfied, because standard erosion control measures will be employed during construction of the driveway. VOTE: unanimous; motion carried.

MOTION by Mr. Behn, seconded by Mr. Heroux, to find §5.3(B)(9) satisfied, because the existing drywell and spring ditch are located above the proposed driveway. VOTE: unanimous; motion carried.

MOTION by Mr. Heroux, seconded by Mr. Schoellkopf, to find §5.3(B)(10)&(11) not applicable to the application. VOTE: unanimous; motion carried.

MOTION by Mr. Robinson, seconded by Mr. Schoellkopf, to require all utility lines to be buried to any future building site. VOTE: 4 ayes, 1 nay (JH); motion carried.

MOTION by Mr. Behn, seconded by Mr. Heroux, to grant approval to the development request as amended and with conditions contained herein. VOTE: unanimous; motion carried.

III. DISCUSSION: Sargent PRD

Ms. Wade explained that Matt Sargent contacted her this afternoon to say that he was not ready to speak to the DRB about the project yet and would postpone the discussion to another time. He will contact Ms. Wade when he is ready to reschedule.

IV. OTHER BUSINESS

a) Signing of decisions

Mr. Robinson and Ms. Roth approved and signed the Goss, Bennett, Keith/Lamb and Youlden decisions.

IV. ADJOURNMENT

MOTION by Mr. Heroux, seconded by Mr. Schoellkopf to adjourn the meeting. VOTE: unanimous; motion carried.

The meeting adjourned at 8:05 p.m.

Respectfully submitted,
Margo B. Wade
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Chris Behn (date)

Virginia Roth (date)

Lenord Robinson (date)

Jeff Schoellkopf (date)

Jason Heroux (date)