

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MAY 22, 2002**

- MEMBERS PRESENT:** Chris Behn, David Markolf, Peter Monte, Chair; Lenord Robinson.
- OTHERS PRESENT:** Jason Heroux, Mike Brodeur, Riverwatch Real Estate; John Donaldson, WPC; Kinny Connell, Selectboard; Karen Winchell, CVCLT; Bobby & Bill Rogers, project abutters; Claudia Woods, Pat Pinkston, Neil Johnson, Margo Wade, DRB/PC Assistant.
- AGENDA:**
- 1) 7:30 p.m. Call to Order
 - 2) Discussion: Lamb – Planned Residential Development Preliminary permitting process discussion
 - 3) Other Business:
 - a) Clapp – review & approve cutting plan
 - b) Della Monica – review & approve planting plan
 - c) Signing of minutes & decisions

I. CALL TO ORDER

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

II. DISCUSSION: LAMB PRD

Jason Heroux and Mike Brodeur came before the board to discuss possibilities for an affordable housing PRD at the Lamb property off Rt. 100. The parcel is 99 +/- acres, had direct access to Rt. 100, is on the public transportation route, has limited visibility from roads and adjacent properties, and is located between the village and the Sugarbush Access Road.

Mr. Heroux and Mr. Brodeur are contemplating use of approximately 40% of the parcel, owner occupied single-family dwellings ranging from \$95K to \$170K, taking advantage of VHFA and other affordable housing funding sources, phasing the project over 5 to 8 years, possibility building in 5 unit increments, and building and selling the finished homes.

The board asked the applicants to coordinate the project with the schools, and asked the applicant to produce some sort of proposal to guaranty perpetual affordability of some of the units.

There is a possibility that the town will be willing to waive the town permitting fees associated with the project.

The following items were identified as needing to be addressed:

- test septic capacity of site
- develop site plan including – identification of steep slopes, wetland, open and wooded areas, building sites, infrastructure, etc. (follow applicable zoning standards)
- determine density calculations (see PRD standards)
- address possible zoning changes necessary to accommodate plan (e.g. definition of affordable housing, etc.)

- talk to the school system about potential impacts

III. OTHER BUSINESS

a) Clapp – review & approve cutting plan

The board reviewed and discussed the Clapp tree cutting plan, dated May 13, 2002 and determined that further information was necessary before approval could be issued.

MOTION by Mr. Monte, seconded by Mr. Behn to continue discussion of the Clapp tree cutting plan to the evening of June 5th, request a more detailed plan, which will identify on the site plan the trees to be saved, schedule a site visit, and ask the Clapps to substantiate the forester's statements regarding health of the upper story trees. VOTE: unanimous; motion carried.

Ms. Wade will contact the Clapps to request further information:

- a more detailed plan, which will identify on the site plan the trees to be save
- schedule a site visit – (June 5 at 5:45 p.m.)
- substantiate the forester's statements regarding health of the upper story trees

b) Della Monica – review & approve planting plan

The board reviewed and discussed the submitted Della Monica planting plan, dated 2/20/02, and supplemental memo from Mr. Laferriere, dated 5/1/02, and determined condition #5 of the 3/8/00 DRB decision was adequately satisfied.

MOTION by Mr. Markolf, seconded by Mr. Behn to approve the Della Monica planting plan, dated 2/20/02, and supplemental memo from Mr. Laferriere, dated 5/1/02 as submitted and deem condition #5 of the 3/8/00 DRB decision satisfied. VOTE: unanimous; motion carried.

c) Signing of minutes & decisions

MOTION by Mr. Behn, seconded by Mr. Markolf to approve the April 10, 2002 meeting minutes as corrected. VOTE: 3 ayes, 1 abstention (PM); motion carried.

MOTION by Mr. Monte, seconded by Mr. Markolf to approve the April 24, 2002 meeting minute as corrected. VOTE: 3 ayes, 1 abstention (CB); motion carried.

MOTION by Mr. Heroux, seconded by Mr. Robinson to approve the May 8, 2002 meeting minutes as corrected. VOTE: 3 ayes, 2 abstentions (PM, DM); motion carried.

The Makau decision was approved and signed.

NOTE: Since Mr. Heroux was present at the meeting and participated at the May 8, 2002 meeting, he participated in approving the May 8 meeting minutes and Makau decision.

IV. ADJOURNMENT

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

The meeting adjourned at 9:25 p.m.

Respectfully submitted,
Margo B. Wade
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Chris Behn (date)

Lenord Robinson (date)

David Markolf (date)

Peter Monte (date)