

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
SEPTEMBER 11, 2002**

- MEMBERS PRESENT:** Chris Behn, Eric Brattstrom, David Markolf, Vice Chair;
Lenord Robinson, Virginia Roth.
- OTHERS PRESENT:** Pat Thompson, Della Monica Representative; Chris Behn,
Applicant; Margo Wade, DRB/PC Assistant.
- AGENDA:**
- 1) 7:30 p.m. Call to Order
 - 2) Public Hearing: Della Monica – Conditional Use Review
 - 3) Appeal: The Season Association – Appeal of Zoning
Administrators denial for a sign permit
 - 4) Discussion: Behn Subdivision
 - 5) Other Business:
 - a) Signing of minutes
 - b) Review Graves mylar

I. CALL TO ORDER

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

II. PUBLIC HEARING: DELLA MONICA – CONDITIONAL USE REVIEW

Armand & Joyce Della Monica seek approval to construct a residential shed and extend an existing deck. The project is located on 22.5 +/- acres off the east side of the Roxbury Mountain Road in the Forest Reserve District and requires review under Article 5 – *Development Review* of the WARREN LAND USE & DEVELOPMENT REGULATIONS.

Mr. Thompson came before the board on behalf of the applicants.

STAFF REPORT

Mr. Markolf read the public notice, which ran in the August 22, 2002 issue of the Valley Reporter.

A site visit was conducted at 7:00 p.m. prior to this hearing. Chris Behn, David Markolf, Lenord Robinson, Virginia Roth, Pat Thompson, Margo Wade attended. At the site visit the group inspected the location of the proposed shed, and the proposed deck expansion.

Mr. Markolf reviewed the conditions of the original permit noting that Fire Dept. approval was required for the pond, which was received 3/9/00. Further, that Fire Dept. approval of the pond expires if construction of the pond and hydrant did not take place prior to occupancy for the dwelling. Mr. Thompson stated the house is not furnished and the Della Monicas have stayed in the dwelling only two nights.

APPLICANT COMMENTS

Mr. Thompson explained the project, which includes adding on to the existing deck. The proposed extension will extend the existing deck to the edge of the structure. The width will be the same as the existing deck. A home spa/hot tub will be located on the proposed extension. The proposed extension will not interfere with the landscaping and planting

required by the original permit. Mr. Thompson anticipates three sono tubes for foundation support of the structure, which will be hand dug to minimize the impact to the existing and required vegetation. No roof is proposed for the structure and lighting will be just what is included inside the spa/hot tub.

The shed will be located on the east side of the driveway. A portion of the structure will be used for open wood storage, and a portion will be used for enclosed garbage and general storage.

Mr. Thompson submitted updated drawings detailing both the shed and deck extension.

PUBLIC INPUT

There was no public input.

DELIBERATION/DECISION

MOTION by Mr. Markolf, seconded by Mr. Behn to find the submittal material complete. VOTE: unanimous; motion carried.

The board reviewed the Forest Reserve District standards and proceeded on to the §5.3.

§5.3 – Conditional Use Review Standards

MOTION by Mr. Behn, seconded by Mr. Brattstrom to find the proposed project will not adversely affect the Conditional Use General Standards §5.3 (A) (1)-(5). VOTE: unanimous; motion carried.

The proposed shed will have the same exterior treatment as the dwelling, and the proposed deck extension will mimic the existing deck in design and finish.

MOTION by Mr. Behn, seconded by Mr. Robinson to find §5.3 (B) (1) – *Building Design*, satisfied. VOTE: unanimous motion carried.

MOTION by Mr. Behn, seconded by Ms. Roth to find §5.3 (B) (2) & (3) not applicable. VOTE: unanimous; motion carried.

The proposed shed will not block access to the existing garage. The conditioned landscaping will be protected during construction of this project.

MOTION by Mr. Behn, seconded by Mr. Brattstrom to find §5.3(B) (4)-(7) satisfied. VOTE: unanimous; motion carried.

Site preparation for the deck will be completed by hand and site preparation for the shed will employ machinery.

A concern was raised and the board discussion proper disposal of the spa/hot tub water. The board noted that proper erosion and environmental precautions should be taken when the spa/hot tub is drained.

MOTION by Mr. Behn, seconded by Mr. Brattstrom to find §5.3 (B) (8)-(11) satisfied with conditions contained herein. VOTE: unanimous; motion carried.

MOTION by Mr. Behn, seconded by Mr. Brattstrom to approve the project with the following conditions:

- 1) Proper erosion control measures will be taken during site preparation and construction (i.e. installation of silt fences & hay bales) ; and**
- 2) The sono tubes (or supporting foundation) for the deck extension will be hand dug to minimize impact to sounding vegetation.**

VOTE: unanimous; motion carried.

III. APPEAL: THE SEASONS ASSOCIATION - SIGN

The Seasons Association appeals the Zoning Administrator's denial of a zoning permit for a sign. The project is located at the Seasons Condominiums on 17.5 +/- acres off the east side of VT Route 100 in the Rural Residential District and requires a hearing under Article 9. §9.5 – *Appeals* of the WARREN LAND USE & DEVELOPMENT REGULATIONS.

STAFF REPORT

Mr. Markolf read the public notice, which ran in the August 22, 2002 issue of the Valley Reporter.

Ms. Wade explained that Mr. Heroux had a scheduling conflict and requested a continuation of the appeal hearing.

MOTION by Mr. Behn, seconded by Mr. Brattstrom to continue the hearing until September 25, 2002 at 7:30 p.m. VOTE: unanimous; motion carried.

IV. DISCUSSION: BEHN SUBDIVISION

Mr. Behn submitted a preliminary site plan and explained the project, which includes subdivision of 12 +/- acres into four developable lots and one common (undeveloped) lot. The property is located off the north side of Airport Road. There will be one shared right-of-way servicing the lots. The length of the r-o-w will be less than 800 feet, the project contemplates less than 6 lots; therefore, the project would be classified as a minor subdivision. Mr. Behn plans to develop specific subdivision covenants and to construct the infrastructure (road, driveways, and septic disposal fields) prior to sale of the lots.

Other town related issues Mr. Behn should consider while planning the project include:

- Fire Dept. review of road layout and pond location (hydrant).
- Road Cut permit from the Selectboard – check with Kim Cosby
- Naming of the road - check with Elaine Fuller
- Wastewater disposal permit from the town

V. OTHER BUSINESS

a) Signing of minutes

MOTION by Mr. Behn, seconded by Mr. Robinson to approve the August 7, 2002 meeting minutes. VOTE: unanimous; motion carried.

b) Review Graves mylar

The Graves mylar was not signed because members had questions regarding the “gravity feed” language included for the septic connection to the new house site. They also requested status of the disposal permit update. Ms. Wade will confer with the Graves for further information.

VI. ADJOURNMENT

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

The meeting adjourned at 9:15 p.m.

Respectfully submitted,
Margo B. Wade
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Chris Behn (date)

Eric Brattstrom (date)

Lenord Robinson (date)

David Markolf, Voce Chair (date)

Virginia Roth (date)