

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
SEPTEMBER 25, 2002**

- MEMBERS PRESENT:** Chris Behn, Eric Brattstrom, David Markolf, Peter Monte, Chair; Lenord Robinson.
- OTHERS PRESENT:** Jason Heroux, Seasons Association; Margo Wade, DRB/PC Assistant.
- AGENDA:**
- 1) 7:30 p.m. Call to Order
 - 2) Appeal Continuation: The Season Association – Appeal of Zoning Administrator’s denial for a sign permit
 - 3) Other Business:
 - a) Signing of minutes & decisions
 - b) Sugarbush Hotel – DRB sitting members & scheduling
 - c) Personnel

I. CALL TO ORDER

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

II. PUBLIC HEARING: SEASONS ASSOCIATION APPEAL

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 hearing under Article 9. §9.5 – *Appeals* of the WARREN LAND USE & DEVELOPMENT REGULATIONS.

Jason Heroux came before the board.

STAFF REPORT

Mr. Monte noted that this hearing was a continuation of the September 9, 2002 hearing.

APPLICANT COMMENTS

The Seasons had two pre-existing non-conforming lighted signs. The Seasons used to have a horseshoe shaped driveway with a sign at each end of the driveway. When the north end of the driveway was abandon, the sign remained in place. The two old signs received regular maintenance and were replaced in 1996 (approximately). The old signs had top mounted down cast lighting. The new sign has 60-watt amber unshielded ground mounted upward facing lighting (one light per face).

The new sign dimensions are 4’ X 8’ with a total 32 sf. The dimensions of the old signs are unclear because conflicting information was submitted.

Mr. Heroux believes he is reducing the degree of non- conformance because the square footage of the new sign is less than the combined square footage of the two old signs. The board discussed aggregating the square footage of multiple sign(s) when total number of signs and total square footage is being reduced.

PUBLIC INPUT

There was no public input.

DELIBERATION/DECISION

MOTION by Mr. Monte, seconded by Mr. Markolf to find the lighting of the new sign out of compliance with §3.12(B)(7) because the light source is not shielded. VOTE: unanimous; motion carried.

MOTION by Mr. Monte, seconded by Mr. Markolf to find the lighting requirements would be satisfied if the light source were shielded with an obscuring cone and the wattage were limited to not more than 60 watts amber bulb. VOTE: unanimous; motion carried.

MOTION by Mr. Markolf, seconded by Mr. Behn, pursuant to 3.8(A)(3), to find the new sign is less than the cumulative square footage of the two old signs; therefore, does not increase the degree of non-conformance, given the overall context of this situation. VOTE: unanimous; motion carried.

MOTION by Mr. Monte, seconded by Mr. Markolf to find the permitted should be granted if the application is amended to comply with §3.12(B)(7). VOTE: unanimous; motion carried.

III. OTHER BUSINESS

a) Signing of minutes & decisions

MOTION by Mr. Behn, seconded by Mr. Brattstrom to approve the September 11, 2002 meeting minutes. VOTE: unanimous; motion carried.

The Della Monica decision was approved and signed.

b) Sugarbush Hotel – DRB sitting members & scheduling

Due to the pending hotel application from Sugarbush the board discussed board composition for review of the application. Since we anticipate a lengthy review process Mr. Monte requested confirmation of commitments from the regular DRB members. Alternates will replace a regular member if a regular member wishes not to participate with the review. Once the reviewing board has been identified, no alternates will be employed to participate in the review of this application unless a sitting member cannot complete the task. If the DRB begins to receive a significant number of applications, and the workload associated with the hotel review is heavy, a second board may be formed to review other applications.

Mr. Monte, Mr. Markolf, Mr. Behn, and Mr. Brattstrom expressed willingness to participate. Mr. Robinson expressed hesitation to participate. Mr. Heroux expressed willingness to participate if an alternate was needed.

c) Personnel

Ms. Wade relayed that she would be reducing her hours with the town (currently 30 to 35

hours per week, reduced to 30 hours per week). She has accepted a part-time position working with Burnt Rock Inc. Both the Selectboard and PC have approved the reduction of hours.

VI. ADJOURNMENT

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

The meeting adjourned at 8:50 p.m.

Respectfully submitted,
Margo B. Wade
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Chris Behn (date)

Eric Brattstrom (date)

Lenord Robinson (date)

David Markolf (date)

Peter Monte, Chair (date)