

**Town of Warren
Development Review Board
Minutes of Meeting
Monday, April 3, 2023**

NOTE: This meeting was conducted both in-person and electronically via Google Meet.

Members Present: Chris Behn, Megan Moffroid, Peter Monte (Chair), Chris Noone, Jeff Schoellkopf.
Staff Present: Ruth Robbins (ZA), Carol Chamberlin (Recording Secretary)

Others Present: Wagner Hodgson, Hugh McGowan, Evonne Meranus, Jordan Meranus, Tom Murdough, Caroline Plamondon, Mr. Plamondon, John Pitrowiski, Keith Wagner, Sarah - AHLA

The meeting was called to order at 7:01 pm.

Application #2023-04-CU submitted by Evonne and Jordan Meranus requesting a Conditional Use approval for the development of a single family home on a previously approved building envelope to which they are asking for a slight adjustment and for approval of the exterior house plans and siting under the standards of the Resource Protection District. The property is located at 362 Hillside Road and listed as parcel id # 028004- 800.

Mr. Monte explained the logistics of holding this hearing under the pending new Land Use Regulations.

Mr. and Ms. Meranus had submitted a revised site plan, which included a proposal for some areas of clearing outside the previously approved building envelope. Mr. Meranus explained that one area depicted in the plan is for the creation of a lawn, in which all trees would be removed; the other is for creating a westerly view and some select trees would be left standing. He also noted that the trees beyond the proposed cut areas are taller than the planned house. The area that would be impacted is approximately .75 acres.

MOTION by Mr. Monte to expand the approved building envelope by drawing a line connecting the western point of the envelope's panhandle across to the northerly point of the western edge of the envelope, creating a triangular enlargement; this new building envelope must be depicted on a mylar site plan, to be filed within 180 days of approval of this Application. **SECOND** by Mr. Behn. **VOTE:** All in favor, the motion carries.

There was agreement among the members of the DRB that cutting the majority of trees within the area depicted for creation of a westerly view would create no visual impact from off site, as well as agreement that this area contains no significant area of steep slopes.

MOTION by Mr. Schoellkopf to accept the tree cutting areas as proposed, to be depicted on the final mylar site plan. **SECOND** by Mr. Monte. **VOTE:** All in favor, the motion carries.

It was confirmed that, outside the approved building envelope, no tree cutting other than what has been approved will take place.

MOTION by Mr. Behn to condition approval upon exterior colors used on structures be muted earth tones indigenous to the surrounding area, including those portrayed on the drawings submitted. **SECOND** by Mr. Monte. **VOTE:** All in favor, the motion carries.

MOTION by Mr. Monte to find that the District Standards as outlined in Section 2106.E are satisfied by the application materials provided. **SECOND** by Ms. Moffroid. **VOTE:** All in favor, the motion carries.

MOTION by Mr. Schoellkopf to find that the Development Review Criteria related to Conditional Use, items 10 – 15, are satisfied by the application materials provided or are not applicable. **SECOND** by Mr. Noone. **VOTE:** All in favor, the motion carries.

MOTION by Mr. Monte to approve Application #2023-04-CU subject to the usual conditions as well as those agreed upon at this hearing. **SECOND** by Ms. Moffroid. **VOTE:** All in favor, the motion carries.

Other Business:

Ruth will address the need to clarify development envelope/building envelope in the draft LUDRs.

Minutes were signed.

The upcoming schedule was reviewed.

The meeting adjourned at 7:57 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

Development Review Board

Peter Monte, Chair Date

Chris Behn Date

Jeff Schoellkopf Date

Chris Noone Date

Megan Moffroid Date