

**Town of Warren
Development Review Board
Minutes of Meeting
Wednesday February 20, 2008**

Members present: Peter Monte, Chris Behn, Lenord Robinson, Bob Kaufmann, and Virginia Roth.

Others Present: Mike Krongel, Michael Wing, Don Swain, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:00 pm.

- 1) Application, **2008-02-SD** Revision to an Approved Plat, 120 Timber Ridge, Revise Building Envelope, and Boundary Adjustment on an Approved Lot: The applicants, Michael & Kaoru **Morgan**, seek permission to revise the location of the approved building envelope and to adjust the boundary line. This application requires review under Article 2, Zoning Districts & District Standards, Table 2.2, Rural Residential District, Article 6, § 6.2(E), Boundary Adjustment § 6.7, Revisions to an Approved Plat & 6.1©, Minor Subdivision, and § 6.4, Final Plan Approval, and Article 7, Subdivision Standards, of the Warren Land Use and Development Regulations.(Continued from February 6th, 2008)

- 2) Application, **2008-01-SD** Revision to an Approved Plat, Lot # 5 The Colony Subdivision, Revise Driveway Location on an Approved Lot The applicants, Michael J. & Diane L **Wing**, seek permission to relocate a driveway location. This application requires review under Article 2, Zoning Districts & District Standards, Table 2.5, Vacation Residential District, Article 6, § 6.7, Revisions to an Approved Plat and 6.1©, Minor Subdivision, & Article 7 Subdivision Standards of the Warren Land Use and Development Regulations. (Continued from February 6th, 2008)

- 3) Application, **2008-03-SD**: Revision to an Approved Plat, 701 Boulder Pass of the Lincoln Ridge Subdivision, Construction of a Pond in a Thinning Zone: The applicants, Peter **Asch**, Michelle **Rose** and Eugene A & Ann G **Murphy**, seek permission to construct a pond to be partially located in a designated thinning zone of the approved lot. This application requires review under Article 2, Zoning Districts & District Standards, Table 2.2, Rural Residential District, Article 6, § 6.2(E), Boundary Adjustment § 6.7, Revisions to an Approved Plat & 6.1©, Minor Subdivision, and § 6.4, Final Plan Approval, and Article 7, Subdivision Standards, of the Warren Land Use and Development Regulations.

- 4) Other Business

Mr. Monte called the meeting to order at 7:02 pm.

- 1- **MOTION** by Mr. Monte to continue, at the applicant's request, the hearing of application #2008-03-SD, submitted by Asch, Rose and Murphy, until the DRB meeting scheduled for March 5th at 7:00 pm. **SECOND** by Mr. Behn. **VOTE**: all in favor, the motion passed unanimously.

- 2- Application, **2008-02-SD** Revision to an Approved Plat, 120 Timber Ridge, Revise Building Envelope, and Boundary Adjustment on an Approved Lot: The applicants, Michael & Kaoru **Morgan**, seek permission to revise the location of the approved building envelope and to adjust the boundary line.

Mr. Swain explained to the Board that the Morgan's, who own both Lots 10 and 9, are requesting to relocate the approved building envelope and adjust the lot line between lot 10 and 9. He pointed out that some of the typical issues such as wetlands and wildlife do not come into play here, but that there are some 15% slopes, as exist with the currently approved configuration. There are several flat areas within the parcel to build on though. He continued to state that the drive was a gradual 10% grade with a small area of 25% grade with a flat area contained within. Mr. Monte added that what was shown on the map was not as it was viewed in person during the site visit on February 2, 2008– the slope does not appear to be at 25% grade as drawn. The clearing area has also been relocated but is no greater in size than previously approved. Mr. Swain showed where the boundary line should shift, an approximate change of 1.75 acres, which would result in Lot 10 becoming approx. 8.2 acres and lot 9 approx. 4.8 acres. He added that the smallest lot in the subdivision was just under 4 acres and the approved building envelope for Lot 9 is unaffected by the proposed changes.

MOTION by Mr. Behn that the private drive that accessed the Peltier property is now partially a common drive with the changed access to Lot 10. As such, the entire portion of the shared roadway as it crosses lot 10 and 11 must be maintained [width & general maintenance] by the standards required under the Lincoln Ridge Subdivision approval. **SECOND** by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

Mr. Monte said that he did not think that any of the proposed changes had a negative affect on the subdivision criteria. As such,

MOTION by Mr. Monte that the Board approves the applicants request for a modification to an approved plat by relocating the building envelope as shown on the site plan submitted 1/7/08, and adjust the boundary line between lots 10 and 9, as also shown on the site plan of 1/7/08, subject to the previous condition(s) already voted on. **SECOND** by Mr. Behn. **VOTE:** all in favor, the motion passed.

- 3- Application, **2008-01-SD** Revision to an Approved Plat, Lot # 5 The Colony Subdivision, Revise Driveway Location on an Approved Lot The applicants, Michael J. & Diane L **Wing**, seek permission to relocate a driveway.

Mr. Wing is requesting the relocation of his driveway as designated by the approval for the Colony Subdivision. The reason for the change is to allow for the garage to be located between the house and the adjoining lot 6 for privacy, and also to allow for the house to have the main living area face in a south/southwest direction. In discussion it was determined that it looked like the total impervious surface would be less with the new drive versus the original drive.

MOTION by Mr. Behn that the current driveway area that has been disturbed be reestablish to its previous vegetated state. **SECOND** by Mr. Monte. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that the subdivision criteria is not negatively affected by this requested change and that the Board approves the request as submitted with the condition already voted on. **SECOND** by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

The minutes of February 6, 2008 were signed. The meeting was adjourned at 7:34 pm. The next meeting of the DRB is scheduled for Wednesday March 5, 2008.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Peter Monte date

Bob Kaufmann date

Lenord Robinson date

Virginia Roth date

Chris Behn date