

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
WEDNESDAY APRIL 4, 2007**

Members Present: Lenord Robinson, Virginia Roth, Chris Behn, Jeff Schoellkopf and Bob Kaufmann (arr. 8:05).

Others Present: David Olenick, Alice Olenick, Bruce Fowler, Clayton-Paul Cormier, Dick King, Erin Post, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order 7:00 pm.

- 1) **Applications, 2007-06-SD, 2007-06-CU, 2007-06-PRD** (Continued from March 31st, 2007), **Housing Vermont** seeks Sketch Plan, Preliminary Plan Review and Final Plan Approval for a planned unit development Wheeler Brook/Blue Tooth HLP, of 18 units with 29 bedrooms of affordable housing (*Applicant Requests a Continuance until June 20th, 2007*)

- 2) **Applications, 2007-07-SD & 2007-07-CU: Two Lot Subdivision Partially Located in Meadowland Overlay District for Sketch Plan Review.** The applicant, Bruce **Fowler**, seeks permission to subdivide a 4.9± acre parcel located at 258 Senor Road. The parcel, ID # 023009-000, is located in the Rural Residential District and partially located in the Meadowland Overlay District. This application requires review under Article 2 (Table 2.2) *Rural Residential District*, Article 2 (Table 2.13), *Meadowland Overlay District*, Article 5, *Development Review* and also under Article 6, *Subdivision Review*, § 6.2, *Sketch Plan Review*, and Article 7, *Subdivision Standards* of the Warren Land Use and Development Regulations.

- 3) **Other Business:**
 - a) Review and approve Minutes from March 21, 2007.
 - b) Review & sign decisions

NOTE: Due to the absence of both the Chairman and the Vice Chairman the meeting was chaired by Mr. Behn.

Mr. Behn called the meeting to order at 7:28 pm.

- 1- Applications, 2007-07-SD & 2007-07-CU: Two Lot Subdivision Partially Located in Meadowland Overlay District for Sketch Plan Review submitted by Bruce Fowler.

Mr. Olenick went over the plans for the proposed two-lot subdivision that Mr. Fowler is requesting. The parcel is approx. five acres that also contains some meadowland therefore the applicant is also seeking a conditional use permit along with a subdivision permit. The site plan shows the parcel being divided right down the middle and also shows the septic plans. As Mr. Olenick explained, the required frontage requirement of 200 feet cannot be met entirely on Senor Road and therefore is being calculated using the 50-foot right-of-way in addition. There are currently two curb cuts that will be changed to the use of only one.

Mr. Schoellkopf noted that the proposed building envelope, defined basically by the required setbacks, puts a potential house very close to what seems to be a "wash" or seasonal wet area. It was also noted that the exiting house needed to have a defined building envelope as well. The issue was raised as to having the Fire Dept. weigh in on the subdivision, though minor, in case they felt there was some value in utilizing the pond in addition to some nearby hydrants. Mr. Malboeuf also stated to the Board that both staff and the applicant had looked at any and all possible options for subdivision and this seemed to be the best of them all.

Mr. Behn asked Mr. King what concerns his client, the Powers, had regarding this application. Mr. King's reply was that once the proposed building site was staked and the Board had conducted their site visit, it would be clearly evident that the site was not appropriate for development due to wetness. Discussion then ensued amongst the Board members as to definitions of "stream channels" and the different treatment depending on whether or not it was a "natural" stream or an "artificially created" stream. There was some thought of a couple of the members that the "wash" located next to the proposed building site could be of the latter.

The subject of the curb cuts was discussed a little further with it being clarified that there was currently one permitted curb cut and the other could arguably be considered as an agricultural curb cut. The applicant was aware though that they would be required to obtain an approved curb cut permit from the Select Board for the curb cut they planned to utilize on the site plan.

Mr. Behn expressed concern about the subdivision dividing up a large piece of meadowland and how to ensure that the meadowland was maintained as one area going forward. Mr. Olenick replied that the applicant would be willing to provide language in the form of protective covenants that would help assure that the meadowlands were maintained as a continuous area by both owners. Mr. Behn also stated that he needed further clarification on the frontage issue as he hadn't encountered the approach the applicant was using before. As stated under *Article 3 (D) Frontage*, it isn't clear as to utilizing both the frontage along a Town road with the frontage along a private right-of-way.

Since this was Sketch Plan Review, the Board put together a "laundry list" of issues/items that needed to be further addressed or provided:

- Site plan to include a designated building envelope around existing house
- Fire Department to review
- Building envelope on proposed lot to be flagged prior to site visit – can utilize existing structure as reference points
- Clarification/determination on frontage issue – everyone comfortable with?
- "Wash" area – wetness issued to be clarified/ addressed
- Language regarding the maintenance of the meadowland – include in covenants with road maintenance
- Conservation Areas, if any, indicated on site plan

The Board discussed conducting a site visit on Saturday April 14th, however, it was probable that the ground might not be clear of snow and thus make a site visit unproductive. With the second hearing tentatively planned for May 2nd, a site visit could be scheduled for Saturday April 28th.

MOTION by Mr. Behn to continue this hearing until April 18th (has been warned for this date) and in turn to continue to May 2nd with a site visit currently scheduled for Saturday April 14th.

SECOND by Mr. Robinson. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Schoellkopf to continue the Wheeler Brook (Blue Tooth Affordable Housing) hearing until June 20th. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

After the review and signing of minutes and decisions, the meeting was adjourned at 8:30 pm. The next DRB meeting is scheduled for Wednesday April 18th at 7:00 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Development Review Board

Lenord Robinson date

Jeff Schoellkopf date

Chris Behn date

Virginia Roth date

Bob Kaufmann date