

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
WEDNESDAY MAY 7, 2008**

Members Present: David Markolf, Peter Monte, and Virginia Roth.

Others Present: Cindi Jones, Kathy Beyer, Bill Maclay, Miron Malboeuf and Ruth Robbins.

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

- 1) Applications, **2008-05-SD, 2008-05-PRD**, Applicants request Revisions to an Approved Plat, **Wheeler Brook** (18 Unit PRD) to Adjust Parking plan and fire access turning radius; add mechanical rooms/sheds to West end of Buildings 1 and 3.. Housing Vermont, Sugarbush Development, LLC & Summit Ventures NE LLC, have reapplied for revisions to an approved plat, 18 Units of Affordable Housing on 8.95 ± acres located at 1423 Sugarbush Access Road in the Rural Residential District and the Vacation Residential Districts. The reapplication will be reviewed as a Minor Subdivision, Conditional Use and Planned Residential Development, PRD , Article 6, §6.1, §6.3 §6.4, §6.7, Sketch Plan, Preliminary Plan Review, Final Plan Approval; Revisions to an Approved Plat. Under Article 8, Planned Unit & Planned residential Development, coordinated with, Article 7. Subdivision Standards and Article 5. Development Review of the Warren Land Use and Development Regulations
- 2) Application, **2008-03-CU**, Conditional Use, the **Town of Warren** Select Board, Warren Village Municipal Decentralized Sewer System, for revisions to the existing facility. The applicants request revisions to the conditions and stipulations of permit 1997-52-MM 2001-19-MM., 2003-39-ZPCU. The revisions are for the expansion of the system (number of users) future growth in the expanded service area. This application requires review, under Article 2, Zoning Districts & District Standards, Tables 2.2, Rural Residential District and, 2.3, Warren Village Historic Residential District, Article 3, General Regulations and Article 5 Development Review of the Warren Land Use and Development Regulations.
- 3) Other Business
 - a. Review & Sign Minutes
 - b. Review & Sign Mylars

Mr. Monte called the meeting to order at 7:04 pm.

- 1- Application, **2008-03-CU**, Conditional Use, the **Town of Warren** Select Board, Warren Village Municipal Decentralized Sewer System, for revisions to the existing facility.

Cindi Jones, representing the Warren Select Board, explained to the DRB that the Town was seeking to amend their current Conditional Use permit for the purpose of allowing additional flows. New flows, Ms. Jones added, would benefit current users as well as a potential enlargement to the existing service area. This request has also been sent to the State for their permitting process as well. Ms. Jones also outlined for the Board where the specific language was in the existing permit that was contrary to allowing any further expansion of the wastewater system.

MOTION by Mr. Monte to adopt the amended Findings of Fact and Conclusions of Law of permit # 1997-52-MM as submitted. **SECOND** by Mr. Markolf. **VOTE:** all in favor, the motion passed.

- 2- Applications, **2008-05-SD, 2008-05-PRD**, Applicants request Revisions to an Approved Plat, **Wheeler Brook** (18 Unit PRD) to Adjust Parking plan and fire access turning radius; add mechanical rooms/sheds to West end of Buildings 1 and 3.

Architect Bill Maclay reviewed the project changes that were the reason for the requested amendment to the Wheeler Brook Subdivision/PRD permit. The changes were minor in nature, ranging from the elimination of a basement under Building # 3, the relocation of certain mechanicals, reduction of porch depth to satisfy building separation requirements to the addition of more plantings along the east edge of the project site to improve reforestation along the stream bank.

In addition, with the elimination of the basement under Building #3 the mechanical room has been relocated to the shed located behind the Laundry. An additional utilities shed was added on the west end of Building #1 which will include the water supply equipment room, a second mechanical room servicing Buildings #1 & #2, and a maintenance storage room. A second underground LP tank has been located west of Building #1 and due to right-of-way limits on parking, one parking space was relocated from building #2 to Building #1.

Due to new rules, the wastewater disposal field has been changed. The secondary location was removed and the primary field was increased by one half. The site power entrance has been moved from the east to the west edge of the building site and two (2) pad mounted transformers have been located. A project sign has also been added to the site plan.

Mr. Maclay then reviewed a short list of “clarifications”. He noted that the drive radius to parking at building #3 meets the requirement of having a turning radius of 30 feet and is wide enough to allow a 16 foot traveled path in winter. The original decision had required that some sort of fence be installed around the storm water pond. Mr. Maclay informed the Board that said fence as been designed as a four foot high dark green chain link style fence. In addition, water supply permits have been submitted and unit addresses have been issued that meet 911 requirements.

MOTION by Mr. Markolf that the Board approves the list of proposed changes contained on their list dated 5/7/2008 with the understanding that the Warren Fire Dept. be notified of the second underground LP tank (item #5). **SECOND** by Mrs. Roth. **VOTE:** all in favor, the motion passed.

Minutes from the last meeting were reviewed and signed. The meeting was adjourned at 7:46 pm. The next scheduled meeting of the DRB is Wednesday June 4, 2008.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Peter Monte date

David Markolf date

Virginia Roth date