TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
WEDNESDAY JUNE 4, 2008

Members Present: Peter Monte, David Markolf, Lenord Robinson, Virginia Roth and Chris Behn.

Others Present: Dotty Kyle, Joan Foster, Jane Lolax (?), Peter Lazorchak, Karin Ware, Miron Malboeuf and Ruth Robbins.

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

1) **Applications, 2008-06-SD,Two Lot Subdivision-158 West Hill Ext. ,** Applicant, Joan M **Foster** request approval for a two lot submission for a 2.4 ± acre parcel, ID No 016003 300 located at 158 West Hill Ext in the Rural Residential District. This application will be reviewed as a Minor Subdivision, Article 6, §6.1, §6.3 §6.4, §6.7, Sketch Plan, *Preliminary Plan Review*, *Final Plan Approval; Revisions to an Approved* coordinated with, Article 7. *Subdivision Standards* of the Warren Land Use and Development Regulations

2) **Applications, 2007-19-SD, 2007-19-PRD**, (Continued from April 23rd, 2008) Revisions to an Approved Plat, Mad Gap (Seven Units PRD) to Adjust Building Envelopes & Adjust boundary lines between lots 1 & 2 of the Mad Gap Subdivision. Board to review supplemental information**. [To Be Continued at Applicant's Request]**

3) **Application 2008-04-CU, Applicant request permission to modify the site plan approved under 2006-03-CU, Single Family Residence/Side Yard Setback and Steep Slopes Development.** Linda Lloyd seeks permission to develop single-family residence on steep slopes, parcel Id 003000-400, located at 72 Covered Bridge Road. Located in the Warren Village Historic Residential District. This project requires review under *Article 3,* (§3.4, *Erosion Control & Development on Steep Slopes* and C & §3.6, C, 1, *Height & Setback Requirements*) and Article 5, *Development Review* of the Warren Land Use and Development Regulations. **[To Be Continued due to Notice Requirements]**

4) **Other Business**
   a. **Review & Sign Minutes from May 7th, 2008**
   b. **Scheduling**

Mr. Monte called the meeting to order at 7:08 pm.

1. **Applications, 2008-06-SD,Two Lot Subdivision-158 West Hill Ext. ,** Applicant, Joan M **Foster** request approval for a two lot submission for a 2.4 ± acre parcel, ID No 016003 300 located at 158 West Hill Ext in the Rural Residential District.

The DRB held a site visit regarding this application prior to the meeting which was attended by Mr. Monte, Ms. Foster, Mr. Malboeuf, Mr. Markolf, Mrs. Roth, Mr. Robinson, Ms. Kyle and Ms. Ware.
Peter Lazorchak from McCain Consulting represented Ms. Foster and her request to subdivide her property. He reviewed the site plan with the members noting that he also had included an erosion control plan. The right-of-way to Lot # 1 where the existing home is located crosses over the newly created Lot #2 where a proposed future home is planned. Mr. Monte noted that meeting the frontage requirement will necessitate redefining the lot boundaries. Mr. Monte also asked that a building envelope be indicated for the existing

home that excluded the steep slope area. When asked about the possible existence of deeryards Mr. Lazorchak said they check against the Vermont Environmental interest locator site and that there were no mapped wintering areas. Mr. Markolf asked for clarification on the proposed septic system. Mr. Lazorchak explained that the existing house was four bedrooms, the proposed would be only two bedrooms. The new system is designed to accommodate the current home when the current system fails as well as the proposed new home. Therefore, the field represented on the site plan is for a total of six bedrooms. Mr. Markolf asked for clarification of the easements required for the new system to be indicated on the revised site plan. Mr. Monte asked for the covenants for the shared drive and septic to be provided at the next meeting. Mr. Markolf expressed some concern about the project and asked about the likelihood of getting a State wastewater approval. Mr. Lazorchak admitted it was a challenging site which they had spent a lot of time working on over the past couple of years and felt very confident that what they had come up with would secure them a State permit. Though this is only a two lot subdivision request, the Board felt that it might be a good idea to have the Fire Dept. take a look at it.

Mr. Monte asked for comments from the public and Ms. Ware, a neighbor, expressed concern about her water supply and the potential for noise from the applicant's dogs once she relocated to the new lot. She was assured by Mr. Lazorchak that there was more than adequate well protection distance and at Mr. Markolf's request will show an approximation of Ms. Ware's well on the revised site plan.

MOTION by Mr. Markolf to classify the project as a Minor Subdivision. **SECOND** by Mrs. Roth. **VOTE**: all in favor, the motion passed.

MOTION by Mr. Monte to continue this hearing to Wednesday July 9, 2008 for Preliminary and final Plan Review. **SECOND** by Mr. Markolf. **VOTE**: all in favor, the motion passed.

2. **Applications, 2007-19-SD, 2007-19-PRD**, (Continued from April 23rd, 2008) Revisions to an Approved Plat, Mad Gap (Seven Units PRD) to Adjust Building Envelopes & Adjust boundary lines between lots 1 & 2 of the Mad Gap Subdivision.

MOTION by Mr. Markolf to continue the hearing for MadGap aka Sugar Pond Hollow, until August 6, 2008 at the applicant's request. **SECOND** by Mrs. Roth. **VOTE**: all in favor, the motion passed.

3. **Application 2008-04-CU,** Ms. Lloyd requests approval to modify the site plan approved under 2006-03-CU, Single Family Residence/Side Yard Setback and Steep Slopes Development.

MOTION by Mr. Markolf to continue the hearing for Ms. Lloyd until Wednesday June 18, 2008. **SECOND** by Mr. Behn. **VOTE**: all in favor, the motion passed.

4. Other business

The members reviewed and signed the minutes from May 7, 2008, the decision for Phantom Theater and the decision for the Town of Warren Wastewater System.

Discussion ensued about a conflict at the next meeting date [June 18th] with the Warren Elementary School sixth grade graduation. It was determined that a minimum of three members would convene and move to continue the agenda until the next meeting date.

The meeting was adjourned at 7:42 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

_____		_____	
Peter Monte	date	David Markolf	date
_____		_____	
Lenord Robinson	date	Virginia Roth	date
_____			
Chris Behn	date		