

**TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
WEDNESDAY SEPTEMBER 5, 2007**

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Members Present: Peter Monte, David Markolf, Jeff Schoellkopf, Virginia Roth and Lenord Robinson.

Others Present: Dorothy Kyle, Don Swain, Alex Maclay, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order 7:00 pm

- 1) **Application, 2007-14-SD:** Two Lot Subdivision Located in the Sugarbush Village Residential District, for Preliminary Plan Review/Final Plan Approval. The applicants, Allan **Spector** Retirement Trust and David **Markolf** seek sketch plan approval to subdivide a 1.35 ± acre parcel, Id # 221005-000, into two lots; Lot 1 being 9,270 s.f. and lot 2 being 36,760 s.f. This application requires review under Article, Table 2.4 , Sugarbush Village Residential District, Article 6, § 6.3, Preliminary Plan Review & § 6.4, Final Plan Approval and Article 7, Subdivisions Standards of the Warren Land Use and Development Regulations.
- 2) **Application, 2007-17-SD:** Revisions to an Approved Plat, revise approved building envelope. The applicant, Dorothy Roscoe **Kyle** seeks permission to increase the size of an approved building envelope for 7.8 ± Acre parcel, ID # 048 000-120, at 136 West Hill Ext .(Lot # 20 of the Lincoln Ridge Subdivision). This application requires review under Article, Table 2.2 , Rural Residential District, Article 6, § 6.7, Revisions to an Approved Plat , § 6.4, Final Plan Approval and Article 7, Subdivisions Standards of the Warren Land Use and Development Regulations.
- 3) **Application 2007-16-SD:** (*Must be Continued to September 19th, 2007*) Danforth and Alex Newcomb, Three Lot Subdivision, off the South End of Main Street( # 839), Warren Village The applicant, Danforth and Alex **Newcomb**, seek Preliminary Plan Review, Article 6, §6.4 for a Minor Subdivision , 3 lots, 36 ± Acres, off Main Street and VT. Route 100.in the Rural Residential District and Warren Village Historic Residential Districts. This application requires review under Article 2, Zoning Districts & District Standards, Table 2.2, Rural Residential District and Table 2.3 Warren Village Historic Residential District, and Article 6, Subdivision Review § 6.3, Preliminary Plan Review & § 6.4, Final Plan Approval and Article 7, Subdivisions Standards of the Warren Land Use and Development Regulations
- 4) Other Business:
  - a. Review of maps for Newcomb approved 7-lot subdivision
  - b. Review and approve Minutes August 22nd, 2007
  - c. Decisions – Fowler 2 Lot Subdivision

Mr. Monte called the meeting to order at 7:17 pm.

- 1- **Application, 2007-17-SD:** Revisions to an Approved Plat, revise approved building envelope. The applicant, Dorothy Roscoe **Kyle** seeks permission to increase the size of an approved building envelope for 7.8 ± Acre parcel, ID # 048 000-120, at 136 West Hill Ext .(Lot # 20 of the Lincoln Ridge Subdivision).

Ms. Kyle explained that they wanted to add a pole barn [un-insulated structure for equipment storage] to the property and due to the topography of the lot the best area for it put it straddling the eastern boundary of the approved building envelope. Her specific request was for a 25 foot extension of the building envelope on the eastern side which runs approx. 150 feet in length.

Mr. Monte asked how the extension would affect the tree thinning/cutting area. Ms. Kyle said that they were located in a pine forest and upon the recommendation of a forester and with permission from the DRB they were allowed up to a 100 foot clearing area around their structures in order to avoid any trees possibly falling on the house. At the time there are still many trees within 40 feet of the current dwelling. She also noted that what they were building was just a “roof on stilts to house the tractor and the truck with the plow on it” and that the addition of this structure would not alter the current tree cutting restriction boundary. Mr. Monte commented that he felt that the boundary line on the map did not need to be changed. In reviewing the Lincoln Ridge Decision he also noted there were no special restrictions or notations regarding this particular lot.

With no further questions from the members, Mr. Monte suggested that they go through the criteria under Article 7.

**MOTION** by Mr. Monte that the standards contained under *Article 7 Subdivision Standards* are not impacted by the request of this application with the exception of § 7.2 *General Standards (E) Establishment of Building Envelopes* and § 7.3 *Protection of Primary & Secondary Conservation Areas (C) Secondary Conservation Areas*. **SECOND** by Mr. Markolf. **VOTE:** all in favor, the motion passed.

**MOTION** by Mr. Monte that the Board finds § 7.2 (E) satisfied and that the extended building envelope conforms with § 7.3 (C) as it has no greater impact on the Secondary Conservation Area than what was approved in the original decision. **SECOND** by Mr. Markolf. **VOTE:** all in favor, the motion passed.

**MOTION** by Mr. Markolf to approve the applicant's request for an extension of the building envelope of the approx. 150 foot eastern boundary by 25 feet. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

Mr. Monte reminded the applicant that this change would require the filing of a revised plat as is normally required for any subdivision.

- 2- **Application, 2007-14-SD:** Two Lot Subdivision Located in the Sugarbush Village Residential District, for Preliminary Plan Review/Final Plan Approval. The applicants, Allan **Spector** Retirement Trust and David **Markolf** seek preliminary plan approval to subdivide a 1.35 ± acre parcel, Id # 221005-000, into two lots; Lot 1 being 9,270 s.f. and lot 2 being 36,760 s.f.

Mr. Monte began the hearing giving the highlights of the site visit that had taken place earlier in the evening. He said that along with himself the following members were present: Mr. Schoellkopf, Mrs. Roth and Mr. Robinson. The applicant, Mr. Markolf was there along with the zoning administrator Mr. Malboeuf. Mr. Monte listed the items of interest that they observed: the proposed building sites, the possible boundary between the two lots and where the primary and secondary wastewater fields would be located. He also noted that the site map showing the secondary conservation area does not depict what is actually there as the “steep slope” indicated on the map is not as “steep” or as large an area when viewed in person. Mr. Monte continued and said that the steepest area was not natural slope but rather created by fill when the road was made. Discussion also took place at the site visit as to access and parking. It was a consensus of the Board that though a single access for both lots would be ideal, that in this particular situation singular access for lot 1 and a parking area for access to lot two was the best. They

even concluded that the proposed parking area would have less impact than developing the proposed drive as shown at Sketch Plan review. In addition they felt that the proposed development will improve the site and help an area that is vulnerable to run-off and erosion.

The Board, assuming they approve the subdivision request, put together a checklist to review with any final plat.

- Lot 1 building envelope will be modified to the set back limits for the final plat,
- Proposed common drive to be removed, and singular drive indicated,
- Building sites (house sites) eliminated from final plat,
- 20 x 30 foot parking area for Lot 2 to be added,

**MOTION** by Mr. Monte that before any final plat approval, the applicant submit for DRB approval an erosion control plan for the establishment of the parking area on Lot 2. **SECOND** by Mr. Schoellkopf. **VOTE:** all in favor, the motion passed.

**MOTION** by Mr. Monte that the Board finds the following sections of Article 7, Subdivision Standards satisfied by the application: § 7.2 General Standards, § 7.3 Protection of Primary & Secondary Conservation Areas, § 7.4 Open Space & Common Land, § 7.5 Stormwater Management & Erosion Control, § 7.6 Community Services & Facilities, § 7.7 Roads & Pedestrian Access, § 7.9 Utilities and § 7.10 Signs. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

**MOTION** by Mr. Monte that in order to satisfy § 7.8 Water Supply & Wastewater Disposal the final plat approval is subject to the receipt of a State Wastewater permit. **SECOND** by Mr. Schoellkopf. **VOTE:** all in favor, the motion passed.

**MOTION** by Mr. Monte to approve the applicants request for a two-lot subdivision subject to the standard conditions and the already voted on conditions. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

### 3- OTHER BUSINESS

**MOTION** by Mr. Monte that the Newcomb subdivision application #2007-16-SD hearing be continued until Wednesday September 19, 2007 at 7:00 pm. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

The Board reviewed the proposed map for the final mylar for the approved Newcomb 7-lot subdivision with Mr. Swain.

The Board discussed the Conservation Commission's request for a joint meeting. A date has not been set.

The members reviewed and signed the minutes of August 22, 2007 and the decision for the Fowler subdivision.

The meeting adjourned at 8:52pm

Respectfully submitted,

Ruth V. Robbins  
DRB/PC Assistant

**DEVELOPMENT REVIEW BOARD**

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Peter Monte                      date

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David Markolf                      date

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Lenord Robinson                      date

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Jeff Schoellkopf                      date

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Virginia Roth                      date