

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
OCTOBER 29, 2003**

MEMBERS PRESENT: Peter Monte, David Markolf, Lenord Robinson, Chris Behn and Eric Brattstrom.

OTHERS PRESENT: Mark Young, Trusova/Hafiz representative; Russ Bennett, Pruitt Representative; Doug Pruitt, Applicant; John Pollock, and Shannon Hill, DRB/PC Assistant.

AGENDA:

- 1) 7:30 PM - Call to Order
- 2) 7:30 PM - Trusova/Hafiz - Amendment to a PRD Permit
- 3) 8:30 PM - Pruitt Conditional Use Review
- 4) Review the Lincoln Peak Lodge Signage Plan
- 5) Signing of Minutes & Decisions
- 6) Other Business:

I. CALL TO ORDER

Mr. Monte called the meeting to order at 7:30 PM.

II. TRUSOVA/HAFIZ PRD AMENDMENT

Application #2002-09-SD-AM submitted by William Maclay on behalf of Nadir Hafiz & Olga Trusova requesting an amendment to a prior PRD & Conditional Use Review decision. The project is located on 10.5+/- acres on the North side of Fuller Hill Road in the Rural Residential District with a portion of the property in the Meadowland Overlay District. The amendment requires review under Article 5, *Development Review* and Article 8, *PRD/PUD's*, of the *Warren Land Use & Development Regulations*.

STAFF REPORT

Mr. Monte read the legal warning which ran in the Vermont Journal on October 8, 2003.

Since the applicant was unable to attend the site visit Ms. Hill met with Mark Young of William Maclay Architects and Planners on Friday October 24, 2003 to review the project.

A site visit was completed on October 25, 2003. Board member David Markolf and DRB/PC Assistant Shannon Hill conducted the site visit. During the site visit Mr. Markolf reviewed the footprint of the proposed development including the primary dwelling, barn and garage/accessory dwelling. The location of the existing leach field and septic tank were also noted.

PUBLIC INPUT

There was no public input.

GENERAL DISCUSSION

Mark Young of William Maclay Architects and Planers presented the project which included amending the prior PRD approval #2002-19-SD to include a five bedroom residential rebuild partially within the meadowland overlay district, removing all of the existing barns and building one larger barn as well as relocating the “carriage house” which includes a garage, an office and a second floor 2 bedroom apartment.

Mr. Young explained to the board that the applicant has obtained health permits for 2 septic disposal systems on the property. The existing septic serving the house has both state and local permits for 4-bedrooms. The applicant hopes the revisions to the state on-site septic rules will allow them to amend their permit to accommodate a 5-bedroom house. If they cannot amend their state and local septic disposal permit, the footprint of the house will remain the same as proposed and they will have four bedrooms in the house.

The second health permit was obtained for the carriage house before the 2002-09-SD PRD approval. Although the carriage house has been relocated on the current plans, the applicant plans to use the same system from the prior design that the town and state have permitted.

Mr. Young explained that although they are proposing an addition to the footprint of the existing house within the Meadowland Overlay District that by removing the scattered barns there would be a net gain of approximately 1300 ft² of designated meadowland. He feels that removing the scattered barns and clustering the development would create an aesthetically pleasing farmstead cluster.

The DRB discussed the locations of the barn, carriage house and primary dwelling. Since the proposed locations of the barn and carriage house are not within the designated meadowland the board is amendable to approving a building envelope for the two structures, as long as the footprint size does not increase and the building envelopes remain outside the designated meadowland. However, the board feels that since the primary dwelling is located partially within the designated meadowland that it must be built in the location as shown on the plan.

The DRB would like all of the existing barns located on the site plan. The prior PRD approval required that the small barn located in the northeast corner of the property does not comply with the town setbacks. Said barn is slated to be removed.

The property contains more open fields than those designated as meadowland on the zoning map. Therefore relocating the house outside of the designated meadowland would not serve the purpose of retaining open fields for agricultural uses.

DELIBERATION/DECISION

MOTION by Mr. Markolf, seconded by Mr. Monte, to find that the proposed development, specifically the house site, meets the supplemental development standards for §2.13(E)(1)(A). VOTE: unanimous; motion carried.

MOTION by Mr. Monte, seconded by Mr. Markolf, to adopt all of the findings from the original PRD permit #2002-19-SD with the exception of Finding #10. VOTE: unanimous; motion carried.

MOTION by Mr. Monte, seconded by Mr. Markolf, to require the PLAT indicate a compensating meadowland area that is not designated meadowland on the zoning map. The compensating meadow area shall be maintained as open fields except for ornamental shrubs and trees. VOTE: unanimous; motion carried.

MOTION by Mr. Behn, seconded by Mr. Brattstrom, to find that areas designated as meadowland on the Town of Warren official zoning map shall be maintained as open fields except for ornamental shrubs and trees. VOTE: unanimous; motion carried.

MOTION by Mr. Markolf, seconded by Mr. Brattstrom, to require the proposed development siding, trim and roof to be muted earth tones. VOTE: unanimous; motion carried.

MOTION by Mr. Monte, seconded by Mr. Behn, to continue the hearing to November 12, 2003 at 7:30PM. VOTE: unanimous; motion carried.

III. PRUITT CONDITIONAL USE REVIEW

Application #2003-77-CU submitted by Doug Pruitt requesting Conditional Use approval to built a 4 bedroom residential dwelling. The project is located on 12.7+/- acres at the end of Cider Hill Road and is located in both the Rural Residential and Forest Reserve District. The project requires review under Article 5, *Development Review*, of the *Warren Land Use & Development Regulations*.

STAFF REPORT

Mr. Monte read the legal warning which ran in the Vermont Journal on October 8, 2003.

A site visit was conducted on October 25, 2003. Board member David Markolf, DRB/PC Assistant Shannon Hill, Russ Bennett and Doug Pruitt conducted the site visit. During the site visit Mr. Markolf reviewed the locations of the driveway, residential dwelling and garage. Mr. Pruitt explained that he would eventually like to clear downhill of the house and create a meadow with a pond.

GENERAL DISCUSSION

Mr. Pruitt and Mr. Bennett presented the project to the board. The house site is located completely within the Forest Reserve District. To avoid adverse impact on the 2 tributaries, the applicant proposes to add a switchback in the driveway. He requested a 150' by 200' building envelope to be cleared except for the larger specimen trees. All utilities will be underground.

The applicant requested a 3,000ft² maximum footprint for the house and the garage.

The property does not meet the minimum lot size of 25 acres for the Forest Reserve District. Since the lot is in non-affiliated ownership from surrounding properties, is greater than 1/8 acre, is greater than 40' deep and existed prior to the effective date of these regulations the lot meets the preexisting small lot criteria as stated in §3.5 of the Town of Warren Land Use & Development Regulations.

DELIBERATION/DECISION

MOTION by Mr. Monte, seconded by Mr. Behn, to require the applicant to submit a scaled site plan noting a 200' by 200' building envelope indicating the distances to the property boundaries as well as the house footprint not to exceed 3500ft² exclusive of decks. VOTE: unanimous; motion carried.

MOTION by Mr. Monte, seconded by Mr. Brattstrom, to impose a no cutting area, except for dead and diseased trees, for the entire lot except for the building envelope and as necessary for driveway, septic and utility installation and maintenance. VOTE: unanimous; motion carried.

MOTION by Mr. Monte, seconded by Mr. Markolf, pursuant to §2.1 (E) & (F) to find that the proposed development satisfies the criteria, subject to the conditions contained herein and as presented in the testimony and submittal material, for Supplemental Development Standards. VOTE: unanimous; motion carried.

MOTION by Mr. Monte, seconded by Mr. Markolf, to approve the application, subject to the conditions contained herein. VOTE: unanimous; motion carried.

IV. REVIEW THE LODGE AT LINCOLN PEAK SIGNAGE PLAN

Ms. Hill distributed the Lodge at Lincoln Peak signage plan she received from Mr. Lisai, Sugarbush Resort Planner. The Lodge at Lincoln Peak Conditional Use/PRD/Subdivision Permit requires that prior to the commencement of construction the applicant shall submit to the DRB for approval signage directing people down the Access Road and away from West Hill/Inferno Roads and the sign leading pedestrians through the Lodge and to Sugarbush Village. These signs are required to be installed before the completion of the project.

The DRB reviewed the plans and requested the following additional information:

- Dimensions of the signs
- Maintenance plan for the removal/addition of business names on the sign
- Key to indicate the sign locations
- Lighting Plan (which signs will or will not be lit)

Ms. Hill will contact Sugarbush and request they come before the DRB to present the signage plan and be available for questions. The board also requested Ms. Hill send a copy of the signage plan and the agenda for the hearing to all of the interested parties.

V. SIGNING OF MINUTES AND DECISIONS

a) Approval of meeting minutes

MOTION by Mr. Monte, seconded by Mr. Brattstrom, to approve the minutes from October 15, 2003 as corrected/amended. VOTE: unanimous; motion carried.

VI. ADJOURNMENT

MOTION by Mr. Monte, seconded by Mr. Brattstrom, to adjourn the meeting. VOTE: unanimous; motion carried.

The meeting adjourned at 9:30PM.

Respectfully submitted,
Shannon M. Hill
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Peter Monte (date)

David Markolf (date)

Chris Behn (date)

Lenord Robinson (date)

Eric Brattstrom (date)