

TOWN OF WARREN
PUBLIC NOTICE
Warren Development Review Board

NOTE: this meeting will be IN-PERSON at the Municipal Building. Masks are optional. Those who cannot attend in-person can join via the [Zoom](#) instructions below.

*The Warren Development Review Board has scheduled a public hearing
Monday June 5, 2023 at 7:00 pm to consider the following matter(s):*

[THIS WAS ORIGINALLY WARNED FOR May 15, 2023] Tower House LLC [C. Stone], has submitted an application #2023-03-CU for a Conditional Use approval for the development of a single family home which will impact naturally occurring steep slopes involving some 25+% slopes and a building envelope with partial steep slopes of 15+%. The project is located at 2703 German Flats Road, parcel ID # 006004 consisting of 1.0+/- acres and located in the Rural Residential District. The application will be reviewed under the Warren Land Use and Development Regulations as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012. [Article 3, Sec. 3.4 Erosion Control & Development on Steep Slopes; and Article 5 Development Review Sec. 5.3 Conditional Use Review Standards]

[THIS WAS ORIGINALLY WARNED FOR May 15, 2023] Evonne & Jordan Meranus have submitted application #2023-04-CU for a Conditional Use approval for the development of a single family home on a previously approved building envelope to which they are asking for a slight adjustment and for approval of the exterior house plans and siting under the standards of the Forest Reserve District. The property is located at 362 Hillside Road and listed as parcel id # 028004-800. The application will be reviewed under the Warren Land Use and Development Regulations as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012. [Table 2.1 Forest Reserve District; Article 5, Sec. 5.3 Conditional Use.]

[BOTH OF THE ABOVE APPLICATIONS ARE BEING RE-REVIEWED AS THEY WERE APPROVED UNDER THE DRAFT LAND USE & DEVELOPMENT REGULATIONS THAT THE SELECT BOARD REJECTED ON APRIL 12, 2023 AND THUS THESE NEED TO BE REHEARD BY THE DRB USING THE FORMER ADOPTED REGULATIONS]

Appeal of Decision #2022-13-CU issued to Alta Assets LLC for the construction of a single family dwelling and detached garage at 299 Applewood Road consisting of approximately 3.1 +/- acres in the Rural Residential District and the Meadowland Overlay District, identified as parcel id# 009007-4.1 in the Warren Grand List. The appeal will be reviewed under Article 9, Sec. 9.8 (C)(4), (D)(3), (F)(3)(c); 9.5 (C) and Article 5, Sec. 5.2 (C). This hearing will also review the revised Landscaping Plan dated 05.01.2023 which required correction from the previous approved plan.

Review & signing of the final Mylar Plat for a 2-lot subdivision #2022-13-SD-CU at 1984 West Hill Road, 115 +/- acres, parcel ID# 016004-9 owned by Peter C. Alfano III.

If interested in attending, the Zoom information will be published with the agenda on Friday June 2, 2023 on the Town's website: <https://www.warrenvt.org/departments/developmental-review-board/>

Pursuant to 24 V.S.A. §§ 4464(a) (1) (C) and 4471(a), participation in this local proceeding is a prerequisite to the right to make any subsequent appeal. A project description, application materials, and site plans for this project are available for public review at the Planning and Zoning Office during regular office hours. If you have any questions regarding this application/hearing, please do not hesitate to contact the Planning and Zoning Office located in the Conference Room (old library) of the Warren Municipal Building at 42 Cemetery Road in Warren Village.