

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
WEDNESDAY JUNE 3, 2009**

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

Others Present: Don Swain, Miron Malboeuf and Ruth Robbins.

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

1. **Application 2009-02-SD:** Minor Subdivision, 4 lots, Sketch Plan Review - 323 Carleton Rd. The applicant, Denise D **Durling**, requests a Sketch Plan Review hearing for a 4 lot subdivision of 65.5 ± Acres located off West Hill Rd at 323 Carleton Rd in the Rural Residential District. This application requires review under Article 2 (Table 2.2, Rural Residential (RR)); Article 6, §6.2, Sketch Plan Review, of the Warren Land Use and Development Regulations.
2. **Other Business:**
 - a. Determine meeting night and Review DRB Schedule July 2009 Schedules
 - b. Schedule Site Visit for Luce Conditional Use hearing June 17th, 2009
 - c. Minutes May 20th, 2009 & Hartshorn Subdivision /BLA & Sugarbush Chamber Travel Info Sign Conditional use

Mr. Monte called the meeting to order at 7:07pm.

- 1) **Application 2009-02-SD:** Minor Subdivision, 4 lots, Sketch Plan Review - 323 Carleton Rd. The applicant, Denise D **Durling**, requests a Sketch Plan Review hearing for a 4 lot subdivision of 65.5 ± Acres located off West Hill Rd at 323 Carleton Rd in the Rural Residential District.

Mr. Swain came before the Board to discuss the potential of a proposed 4-lot subdivision on Ms. Durling's 65.5+/- lot located at 323 Carleton Road. Before looking at any of the possible lot configurations, the Board took a look at the Arrowwood Environmental Wildlife Habitat Features map, the VT State deer map, an "existing conditions" map prepared by Landplan, Inc. and a letter submitted by David Hirth, Wildlife Biologist. The Arrowwood map indicates a deer wintering area which the wildlife habitat expert, Mr. Hirth said that it might appear that way but in reality there is not enough hemlock to be an adequate wintering area. Mr. Monte said that they would have to make a determination at a site visit as to which analysis was more accurate. The Board then asked where Mr. Swain proposed to locate the additional lots. Of the 65.5+/- acres, the existing home would remain on 27+/- acres, Lot 1 would be 14.8+/- acres, Lot 2 12.7+/- acres and Lot 3 11.0 +/- acres.

Mr. Swain said that he was concerned about how the abandoned gravel pit would be viewed. He showed the Board some pictures he had taken depicting overgrown piles of dirt and stones. There were however, some 50, 60 foot slopes with nothing but gravel on them. Mr. Monte said that he was aware of a special plant seed mixture that the State Department of Agriculture had developed that was used expressly for the reclamation of gravel pit areas. It was also pointed out that any of the slopes in the gravel pit area were man-made and exempt from steep slope review under Article 3 Section 3.4 (3) (c) .

Mr. Swain also told the Board that access to the proposed lots would not be from Carleton Road through the lot with the home on it, but rather off of Camp Road which is accessed from Lincoln Gap Road. It was brought up that the abutters on that side of the property will need to be made aware of that part of the application as they may or may not have some concerns. It was also asked if there was a legal right-of-way off of Camp Road onto the Durling property or what the class of road Camp Road was classified as. The Board also noted that should this continue

forward that both the Fire Department and the Conservation Commission should be asked to give their recommendations.

Mr. Swain emphasized that the status of the gravel pit and how it needed to be addressed was a major concern due to its unsightliness. At this point he has not discussed the gravel pit with anyone at the state level. Mr. Monte said it was his understanding that you could not open a gravel pit today without having a reclamation plan in place. He also thought there may be a “best practices” standard as to the “closing” of a gravel pit. These may not actual apply as the site was never fully operated as a gravel pit but there will need to be a way to deal with the steep slopes left behind from what was started years ago.

It was also noted that it appears as if the proposed development road crosses a riparian area – Mr. Swain said that the proposed crossing was minor and not a defined stream area but rather a wetland [class 3 per the state and too small an area for their concern] that could be crossed with the appropriate culvert.

Mr. Swain said he would gather some additional information regarding how the State views the gravel pit and the access off of Camp Road. The Board discussed the scheduling of a site visit and when to have the next hearing. The Board decided on Saturday June 20th at 8am for the site visit. [to be confirmed – June 27th is the 2nd date]

2) Other Business

The Board discussed the upcoming schedule of hearings, site visits, and reviewed and signed the minutes of the previous meeting and the decisions for Hartshorn and the one for Jacobs.

The meeting was adjourned at 8:07 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Peter Monte date

David Markolf date

Virginia Roth date

Lenord Robinson date