

Agenda

Warren Development Review Board

Regular Meeting Notice and Agenda

Monday June 05, 2023

Warren Municipal Building Conference Room (Old Library)

NOTE: this meeting will be IN-PERSON in the Municipal Building. Those who cannot attend in-person can join via the ZOOM instructions below. Masks are optional.

Topic: Warren DRB meeting Monday 06-05-2023 7:00 pm.

Join Zoom Meeting

<https://us06web.zoom.us/j/88337385357?pwd=b002bE8waXFCVIVBQTI3bE1zUi95Zz09>

Meeting ID: 883 3738 5357

Passcode: 384859

One tap mobile

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Find your local number: <https://us06web.zoom.us/j/88337385357>

Call the meeting to order, 7:00 pm

[BOTH OF THESE 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]

1. **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]
2. **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.]
3. 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.
4. **New & other business:** Review & signing of the final Mylar Plat for 1) a 2-lot subdivision #2022-13-SD-CU at 1984 West Hill Road, parcel ID# 016004-9 owned by Peter C. **Alfano** III., and 2) a 3-lot subdivision at 677 Main Street consisting of 38.5 acres, parcel id # 004005-000 owned by the Betty Ann **Dzelzitis** Estate; minutes of 05-01-23 and decision on the Alta Assets LLC ZP appeal.

Meeting Schedule: [Dates listed are tentatively available] ~June 19, Zelman CU, Alberino CU; July 3rd???: July 17, Cassidy 3-lot SD; July 31 TBD; August 7, Sugarbush Rosita's WFH ??; August 21, OPEN.