

Agenda

Warren Development Review Board

Regular Meeting Notice and Agenda

Monday July 31, 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.

SITE VISIT(S): Campbell, 189 Johnson Road all the way to the top [off of Golf Course Road] 3:30

Call the meeting to order, 7:00 pm

1. Continued from July 17th; Application # 2023-07-CU submitted by Jared and Amantha Rouleau for a Conditional Use approval for the addition of fill in excess of 1000 or more square feet creating a gradient of 15% or more resulting in a steep to very steep slope. The property is located at 143 Buck Road, consisting of .65 +/- acres, parcel ID # 417043 in the Warren Grand List and located in the Alpine Village 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 of Steep Slopes; Article 2, Table 2.6, (E) 4; Article 5, Sec. 5.3 Conditional Use Review Standards.]
2. Continued from July 17th; Application # 2023-02-SD submitted by the Cassidy Joint Revocable Trust, Brandt Cassidy, Trustee, is requesting approval for a 3-lot subdivision of a 74 +/- acre parcel located on Plunkton Road, parcel ID # 028002-5, creating Lot 1, 13.5 +/- acres, Lot 2, 12.0 +/- acres and Lot 3, 47 +/- acres. This parcel is 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 6, Subdivision Review; Article 7, Subdivision Standards.]
3. Application # 2023-08-CU submitted by Kelley Osgood, Volansky Studio for homeowners Kim and Sally Campbell for a Conditional Use approval for a residential addition including two additional bedrooms, some landscaping and hardscaping, all of which will impact slopes of 15% or more. The property is located at 189 Johnson Road, consisting of 33.76 +/- acres, parcel ID # 053000-700 in the Warren Grand List 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 of Steep Slopes; Article 5, Sec. 5.3 Conditional Use Review Standards.]
4. Application # 2023-02-SD submitted by Architect Ellen Strauss for Sadie Dog Properties, LLC and owners BB Realty, LLC, is requesting approval for a Change of Use from a former Retail Use to Personal Services Use in the front part of the building. The rear part of the building was formerly retail and will continue to be retail. The property is located at 264 Main Street [formerly Roth Real Estate], parcel ID # 004001-900, and is part of the Warren Village Historic 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. 3.2 Conversion or Change of Use; Article 5, Sec. 5.3 Conditional Use Review Standards.]
5. New & other business: minutes and decisions. Meeting Schedule: [Dates listed are tentatively available]; August 7, Sugarbush Rosita's WFH ; August 21, Kourbage CU; September 18, OPEN.

Join Zoom Meeting

<https://us06web.zoom.us/j/88288485215?pwd=UINjN3dwRFNxbTVyc0N5NEQxajhhQT09>

Meeting ID: 882 8848 5215

Passcode: 345143

One tap mobile

+13052241968,,88288485215#,,,,*345143# US

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Dial by your location

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Meeting ID: 882 8848 5215

Passcode: 345143

Find your local number: <https://us06web.zoom.us/j/88288485215?pwd=UINjN3dwRFNxbTVyc0N5NEQxajhhQT09>