

Agenda

Warren Development Review Board

Regular Meeting Notice and Agenda

Monday September 18, 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): Coddling/Valenzuela, Plunkton Road [after Pleasant Rd [but on the left] 4:30

Call the meeting to order, 7:00 pm

1. **Continued from July 17th July 31st and August 21st** - 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 5, Sec. 5.3 Conditional Use Review Standards.]
2. Application #2023-11-CU submitted by Bada Bing LLC & Nicholas Lizotte is requesting Conditional Use approval for the renewal of a pre-existing/non-conforming use which expired April 30, 2023. The request for renewal is only for a two year period. The property is located at 527 Sugarbush Access Road, parcel id # 005004-1 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. 3.8 Nonconforming Structures & Uses (B); Article 5, Sec. 5.3 Conditional Use Review Standards.]
3. Application #2023-10-CU submitted by Mae & Merced Valenzuela and land owner James & Theresa Coddling requesting a Conditional Use approval for development of a single family dwelling and associated infrastructure that will have some impact on steep slopes of 15% - 24% and very steep slopes of 25% or greater. The property is located off of Plunkton Road, parcel id # 412062 consisting of 1.1 +/- acres 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 5, Sec. 5.3 Conditional Use Review Standards.]
4. **New & other business:** minutes and decisions: July 17th minutes; Decisions: Cassidy, Campbell and Sadie Dog/BB Realty
5. **Meeting Schedule:** October 2, Sugarbush Rosita's WFH; October 16, OPEN; October 30 OR November 6, OPEN; November 20, OPEN; December 4, OPEN; December 18 ?? OPEN.

Join Zoom Meeting

<https://us06web.zoom.us/j/87091174541?pwd=OBYj3Nm4NUg5Sg536t4NqpjaSFOn3r.1>

Meeting ID: 870 9117 4541

Passcode: 355876

One tap mobile

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Find your local number: <https://us06web.zoom.us/j/87091174541?pwd=OBYj3Nm4NUg5Sg536t4NqpjaSFOn3r.1>