

**Town of Warren  
Development Review Board  
Minutes of Meeting  
Monday, November 20, 2023**

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*NOTE: This meeting was conducted both in-person and electronically via Google Meet.*

Members Present: Chris Behn, Megan Moffroid, Peter Monte (Chair)  
Staff Present: Ruth Robbins (ZA)  
Others Present: George Abad, Glen Acker, Amantha Rouleau, Jared Rouleau, Margo Wade (Sugarbush)

The meeting was called to order at 7:00 pm.

**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.

This Hearing was continued from October 16, 2023. The applicant had requested continuance until they notified the DRB that they have the information material requested by the Board at a previous meeting.

Mr. Rouleau explained that he had been advised by consultants from a couple of engineering firms that it was not possible to provide confirmation that the mound created as a base for the garage is stable and would support the structure. This is due to their not being able to ascertain exactly what materials and level of compaction were involved in constructing the mound. The Rouleaus noted that the expense related to completing test bores (\$20K) at the site is out of their reach. They confirmed that the mound materials are solely those provided by the Town's road crew, except for the stabilization rock that Mr. Rouleau put in place at the base of the mound. Ms. Rouleau indicated that each load was spread and rolled when delivered.

Board members explained that, even though it appears that the mound is solid enough to support the planned structure, it will require an engineer's verification in order for the Board to approve the application. Some suggestion regarding what work might provide that satisfaction were offered, and the Rouleaus were directed to consult with engineers to determine if there is a strategy that will fortify the site and provide security for the slab foundation and garage structure. They also pointed out that vegetation may be required on the steep sides of the mound.

Mr. Abad spoke of his concerns regarding operating a business from the residence. Mr. Monte explained that this complaint is not within the purview of the DRB.

Board members agreed that a status update should be provided by the Rouleaus on December 18, and at that point to offer one last extension if no progress is reported.

**MOTION** by Mr. Monte to continue the hearing for Application #2023-07-CU to December 18, 2023 at 7:00 pm. **SECOND** by Mr. Behn. **VOTE:** All in favor, the motion carries.

**Other Business:**

The final draft of the Sugarbush Rosita's decision was reviewed; some grammatical and spelling corrections were made; and the language regarding replacement of dead and dying trees was rewritten to include further details.

The upcoming schedule was reviewed.

**Adjournment**

The meeting adjourned at 8:10 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

**Development Review Board**

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Peter Monte, Chair      Date

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Chris Behn      Date

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Devin Klein Corrigan      Date

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Megan Moffroid      Date

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Jeff Schoellkopf      Date