

**Town of Warren  
Development Review Board  
Findings of Fact and Notice of Decision  
Subdivision Review & Conditional Use Review  
#2022-08-SD Schoellkopf Life Estate**

---

Application #2022-08-SD-CU submitted by the Jeff & Beth Schoellkopf Life Estates is requesting Preliminary & Final Plan Review for a 2-lot subdivision with some impact on Steep Slopes. The 9.8 acre +/- lot is proposed to be divided into Lot 1 of 7.8 +/- acres and Lot 2 of 2.0 +/- acres. The property, located at 1196 Lincoln Gap Road, parcel id# 003002-9, is in the Rural Residential District. There is no development planned at this time.

A duly warned hearing was held on Monday August 15, 2022 and attended by DRB members Megan Moffroid, Chris Noone, and Don Swain (Chair). Others in attendance were Ruth Robbins (ZA), Richard Frost, Gunnar McCain, Kyle McLaughlin, Carol Chamberlin (Recording Secretary). Ms. Moffroid visited the site prior to the hearing, and Mr. Noone indicated that he is familiar with the property.

**Findings of Fact and Conclusions of Law**

- 1) Mr. Schoellkopf, a DRB member, participated in this hearing as the applicant. Mr. Swain took over as Chair for the DRB.
- 2) The applicants submitted a complete application, site plan, slope analysis prepared by McCain Consulting dated 08/10/2022 and notice to abutters with proof of mailing.
- 3) Mr. Schoellkopf provided an overview of the plans, explaining that he will leave sections of the parcel untouched, as they provide wildlife corridors. He indicated that a flat area with good soils had been located, which will support a three-bedroom wastewater system. The final dwelling configuration is uncertain, but an envelope has been depicted within which future development may be contained. A 25-foot buffer is planned along the seasonal drainage which runs through the parcel and is noted on the site plan.
- 4) The proposed building envelope and driveway contain some sections of very steep slopes; Mr. Schoellkopf stated that no structure would be placed on these locations.
- 5) The Board determined that this application is classified as a minor subdivision.
- 6) The Board found that the standards of Section 7.2 A – E and Section 7.2 F under Article 7 Subdivision Standards, are satisfied by the information presented in the application materials.
- 7) The Board found that the applicant has no other subdivision plans for this parcel.
- 8) The Board found that the standards of Section 3.1 A-D are satisfied by the information presented in the application materials.
- 9) The Board found the general standards of Section 5.3 A 1-5, Conditional Use Review, have been satisfied by the application materials presented, or are not applicable. No Board members saw a need to address the specific standards outlined in Section 5.3 B.

**Notice of Decision:**

The Development Review Board, approves with the following conditions the request for a 2-lot subdivision.

