

**Town of Warren
Development Review Board
Minutes of Meeting
Monday, December 4, 2023**

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

Members Present: Chris Behn, Jeff Schoellkopf, Peter Monte (Chair)
Staff Present: Ruth Robbins (ZA)
Others Present: Gunner McCain, Jesse Storey

The meeting was called to order at 7:15 pm.

Application #2023-10-CU submitted by Mae & Merced Valenzuela and landowner James & Theresa Coddington 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.

This application was heard for re-approval due to a process defect, in that abutting landowners were not notified appropriately. Mr. Monte confirmed that there have been no intervening changes to the Land Use and Development Regulations, and Mr. McCain confirmed that no changes to the application materials have been submitted, and that all adjoining property owners have now been notified.

Mr. Storey, a neighbor, explained to those present that there is a spring located at the access point of the proposed driveway and expressed concern that any water collecting there, from either the spring or due to runoff from the new driveway, will adversely affect his driveway. Mr. McCain explained that there will be a culvert installed where the new driveway comes off the road, and it will drain water away from the driveways. Mr. McCain also noted that he had looked into using the existing woods road as a driveway, but that the proposed driveway location is less steep. Mr. Storey agreed that the proposed driveway is likely in the most appropriate location.

There was some discussion of potentially moving the house site, but it was indicated that the proposed site is the only viable location due to steep slopes on a large portion of the lot.

Mr. Storey noted that he has underground utility conduit in the area where the new driveway will go in; Mr. McCain assured him that this infrastructure will be protected when work is undertaken at the site. He also outlined the protocol that would be followed should the spring accidentally be breached during construction of the driveway.

It was confirmed that the zoning district at the property is Rural Residential, not Alpine Village, and the setbacks included in the plans are appropriate.

MOTION by Mr. Schoellkopf to find that, although the hearing was warned indicating that the property is in the Alpine Village District, it is actually in the Rural Residential District, and is being reviewed appropriately. **SECOND** by Mr. Behn. **VOTE:** All in favor, the motion carries.

It was agreed that a new Decision should be issued.

MOTION by Mr. Monte to find that no aspect of the development or changes in the neighborhood warrant any alterations of the findings and conclusions made on October 2, 2023, and to find that the DRB should republish the same Findings of Fact and Conclusion as published in the prior Decision dated October 2, 2023. **SECOND** by Mr. Behn. **VOTE:** All in favor, the motion carries.

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.

Ms. Robbins indicated that the Rouleaus had new information to present, but they did not make appearance, so the continuation to December 18, 2023 holds.

Other Business:

Minutes were signed.

Adjournment

The meeting adjourned at 7:51 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

Development Review Board

Peter Monte, Chair Date

Chris Behn Date

Jeff Schoellkopf Date