

Agenda

Warren Development Review Board

Regular Meeting Notice and Agenda

Monday March 4, 2024

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): 4:00 - 598 Mad Meadows Road

Call the meeting to order, 7:00 pm

1. Application #2024-02-CU submitted by David & Aida Budd are requesting Conditional Use approval for the construction of a driveway over steep slopes of 15% grade or more to the location for a future 5-bedroom house. The property is located at 596 Mad Meadows Road, parcel id # 023006-308, consisting of 10.4 +/- acres 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 2, Table 2.2 Rural Residential District; Article 3, Sec. 3.4 Erosion Control & Development on Steep Slopes; Article 5, Sec. 5.3 Conditional Use Standards]
2. Application #2024-02-SD submitted by Jason Fiorita for May Valley LLC requesting Sketch Plan Review for a 2-Lot subdivision of an 80+/- acre parcel. Lot 1 will be 1.2 +/- acres that will encompass the existing house. The rest of the acreage, 78 +/- acres will contain the remaining lands as Lot 2. The property is located at 964 Lincoln Gap Road, parcel id # 003002-000 consisting of 80 +/- acres 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 2, Table 2.2 Rural Residential District; Article 6 Subdivision Review; Article 7 Subdivision Standards.]
3. **Continued-** Application #2024-01-CU submitted by Anastasia & James Kohl are requesting a Conditional Use approval for a Cottage Industry with the construction of a 28 x36 two story barn with solar panels that will be used as a cannabis grow facility. The property is located at 46 Cider Mountain Road, parcel id # 012001-800 consisting of 5.1 +/- acres 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 2, Table 2.2 Rural Residential District; Article 4, Sec. 4.8 (B) Cottage Industry; Article 5, Sec. 5.3 Conditional Use Review Standards.] [**“May” request to continue to 03/18/2024 due to lack of submittal request**]
4. **New & other business:** 1) DRB required receipt of a letter from the Rouleau’s engineer by March 4, 2024; the letter should outline the plans of the process to be completed and a timeline for completion of the work, to demonstrate a good faith effort to determine if the fill placed on the site will support the proposed garage structure. 2) Revised Baron Conditional Use approval #2021-16-CU 3) Sign Minutes of 01/29/2024

Meeting Schedule: March 18, April 1, April 15, May 6, May 20.

Join Zoom Meeting

<https://us06web.zoom.us/j/83604029239?pwd=PgigeVg8jwcqFolRcDxR7hQ5h7iBiX.1>

Meeting ID: 836 0402 9239

Passcode: 658845

One tap mobile

+16469313860,,83604029239#,,,,*658845# US

+13017158592,,83604029239#,,,,*658845# US (Washington DC)

Dial by your location

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• +1 301 715 8592 US (Washington DC)

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Find your local number: <https://us06web.zoom.us/u/kbGLya508T>