

Agenda

Warren Development Review Board

Regular Meeting Notice and Agenda

Monday April 1, 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): Matsoukas - end of Larrow Farm Road 3:00 pm

Call the meeting to order, 7:00 pm

1. **Continued-** Application # 2024-03-CU submitted by Jennifer and Francis Faillace requesting a Conditional Use approval for the construction of an Accessory Structure which will include a small carpentry workshop, home office space and an Accessory Dwelling. A Home Based Business (Cottage Industry) and a set-back waiver of the allowed 30% is also being sought. *[DRB review of scaled site plan, parking spaces, tree locations on northern boundary, grading plan]*
2. Application #2024-03-SD submitted by Deer Road LLC [Daisy Scarzello] is requesting Sketch Plan Review for a 2-Lot subdivision. The property is located off of Deer Road, parcel id # 417034-000 consisting of 1 acre in the Rural Residential District. [Article 2, Table 2.2 Rural Residential District; Article 3, Sec. 3.6 Height & Setback Requirements; Article 4, Sec. 4.1 Accessory Dwelling, Sec. 4.8 Home Based businesses; Article 5, Sec. 5.3 Conditional Use Standards]
3. Application #2024-04-CU submitted by Spyridon Matsoukas requests a Conditional Use Approval for development of a driveway on steep slopes greater than 15% to access a single family dwelling. There is no request to approve the house construction at this time. The property is located at the end of Larrow Farm Road consisting of 87+/- acres, parcel id # 023005-500 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]
4. **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 *[DRB review of the requested engineered site plan of the project]*
5. Application #2024-05-PUD/CU: Re-affirmation/re-approval of previously approved application #2018-02-PUD/2018-03-CU, submitted by Ken Steadman, whereas it was recently discovered that the Mylar was filed 16 days beyond the required date. The property is located at 71 Golf Course Road, is approx. 2.5 acres and in the Vacation Residential District (VR).
6. **New & other business:** Sign Minutes of 03/18/2024; Signing of Decisions; Elect Officers for 2024. **Meeting Schedule:** April 15, May 6, May 20, June 3, June 17.

Join Zoom Meeting

<https://us06web.zoom.us/j/83199891214?pwd=yBWa24jqtjOHck2RTNFTstFMwVC8Lc.1>

Meeting ID: 831 9989 1214

Passcode: 500967

One tap mobile

+13092053325,,83199891214#,,,,*500967# US

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