

**Town of Warren
Development Review Board
Minutes of Meeting
Monday, July 1, 2024**

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

Members Present: Chris Behn, Megan Moffroid, Peter Monte (Chair), Jeff Schoellkopf
Staff Present: Ruth Robbins (ZA), Carol Chamberlin (Recording Secretary)
Others Present: Maria Burfoot, Nancy Fields, Randy Graves, Caroline McHugh, Brice Ruiz, Jon Stack, Rebecca Willis.

The meeting was called to order at 7:14 pm.

Application # 2024-08-CU by Rebecca Willis and Brice Ruiz are requesting Conditional Use approval for construction of a single family dwelling and associated infrastructure in the Forest Reserve District. The property is located at 812 Cider Mountain Road and listed as parcel id #012003-001 in the Warren Garnd List.

Ms. Robbins explained that there was previously a Conditional Use approval issued by the Board in December 2021 for the development of a larger single family residence on the property, with some conditions included in that approval. Because the previous approval contained references to the specific plans provided for the house to be constructed, it was agreed that the application should be reviewed by the Board rather than administratively approved.

Due to the logistics of designing the house and the subsequent construction, which is being undertaken as a Yestermorrow design/build class project, there were no plans available for the Board members to specifically review. Ms. Willis and Mr. Ruiz were able to provide some general parameters regarding their plans, however, and noted that they would be able to incorporate any conditions imposed into the design plans as they are developed.

MOTION by Mr. Monte to impose the following requirements as conditions of any zoning permit granted for a single family residence at this location:

- Building height not to exceed 35 feet
- Living quarters not to exceed 600 square feet
- Footprint not to exceed 400 square feet
- No more than two stories
- Exterior finish must be natural colors
- All south and west facing features will have non-reflective properties, including year-round screens or non-reflective glass and a matte roof finish

SECOND by Mr. Behn. **AMENDMENT** by Mr. Monte to require that as-built plans be provided when construction is complete. **SECOND** by Mr. Schoellkopf. **VOTE:** All in favor, the amendment and motion carries.

Mr. Monte explained that all conditions included in the December 2021 approval of Application #2021-17-CU also apply to the proposed development of the property.

There was then discussion of the Board's decision to deny a request for a waiver of the pre-existing requirement for the installation of a sprinkler system during the hearing for the December 2021 application. It was agreed that, pending confirmation from the Fire Department that a smaller structure will not require a sprinkler system (as the site can likely accommodate a smaller fire truck), the Board will approve a waiver from the sprinkler system requirement, unless the living space contained in the structure is enlarged beyond 1000 square feet

Board members then considered Conditional Use review, agreeing that the items included in the previous approval be carried forward.

MOTION by Mr. Behn to condition approval of a single-family residence at this location upon the findings and conclusions of the Decision for Application #2021-17-CU, except for the sprinkler system requirement, all being applicable to any permit issued for a residence at this property. **SECOND** by Mr. Schoellkopf. **VOTE:** All in favor, the motion carries.

A MOTION to continue the hearing for Application # 2024-08-CU was approved unanimously.

Other Business:

Maria Burfoot, Randy Graves, and Jon Stack were present, and discussed with Board members their interest in serving as DRB alternates, or potentially as standing members of the Board.

Minutes were signed.

There was some discussion of the abutter notification requirements for a Conditional Use application for a project sited at one of the Airport hangars, as well as a decision to have the application heard by the DRB. This is for a special event to be held, which falls outside the threshold of Selectboard approval.

Decisions and mylars were reviewed and signed.

The upcoming schedule was reviewed.

Adjournment

The meeting adjourned at 8:47 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

Development Review Board

Peter Monte, Chair Date

Chris Behn Date

Chris Noone Date

Megan Moffroid Date

Jeff Schoellkopf Date