

**Town of Warren
Development Review Board
Minutes of Meeting
Monday, December 1, 2025**

Members Present: Chris Behn, Maria Burfoot, Chris Noone, Jon Rickard, Jeff Schoellkopf
Staff Present: Ruth Robbins (ZA)
Others Present: Ryan Morrison (McCain Consulting), Carol Chamberlin (Recording Secretary)

The meeting was called to order by Mr. Behn at 7:01 pm.

Application # 2025-09-CU submitted by Alex Saltzman requesting approval for the development of a driveway on Steep Slopes and a designated Building Envelope for a future SFR in the Forest Reserve District. The property is located on Cider Mountain Rd, 14 +/- acres, parcel ID# 012003-100.

This hearing was continued from November 17, 2025.

Applicants had requested additional time to prepare the materials requested at the November meeting, and asked for a further continuation.

MOTION: *Mr. Behn moved to continue the hearing for Application #2025-09-CU until January 5, 2026 at 7:00 pm. The motion was seconded by Mr. Rickard, and passed unanimously.*

Review revised site plan/building envelope for Application # 2025-08-CU, The Vinyard Property LLC.

It was noted that Maria Burfoot has recused herself from the discussion of this application. Board members reviewed the revised plan and building envelope location provided by Mr. Morrison, and discussed the following:

- The 25' tree buffer on the northern edge of the property along the building envelope, a condition of the approval, had not been demarcated on the updated plan. It was agreed that this should be added, along with inclusion of the measurement of both tree lines – along the northern and western boundaries – and confirmation that they both extend along the entire related building envelope line.
- The building envelope sketched by Mr. McCain at the hearing for the application, although smaller in area than what is on the revised site plan, extends further into the vineyard/agricultural area than was represented by the sketch used during the hearing. It was discussed that either the tree buffer along the western property edge must extend the length of the envelope, the envelope must shrink to meet the buffer edge as depicted, or a combination of both strategies be implemented. Ms. Burfoot expressed that she was most comfortable with this change.

MOTION: *Mr. Schoellkopf moved to find that the tree buffer as depicted on the revised Site Plan does not meet the condition approved at the hearing, and that the building envelope, drawn to scale on the revised Site Plan, does not match what was represented at the hearing. The motion was seconded by Mr. Behn, and passed unanimously.*

MOTION: *Mr. Schoellkopf moved to request that the applicant modify the plan as discussed and marked up at this meeting, and to authorize the Zoning Administrator to administratively approve a*

revision that more clearly aligns with the conditions placed on the approval of this application. The motion was seconded by Mr. Behn, and passed unanimously.

Other Business

Ms. Robbins provided some background information on an appeal that the Board is scheduled to hear in January, and noted that she is working with the Town’s attorney to address resolution of a previous appeal.

Adjournment

The meeting adjourned at 8:08 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

Development Review Board

Chris Behn Date

Jeff Schoellkopf Date

Jon Rickard Date

Maria Burfoot Date

Chris Noone Date