

**Town of Warren
Development Review Board
Minutes of Meeting
Monday, January 5, 2026**

Members Present: Maria Burfoot, Megan Moffroid, Jon Rickard, Jeff Schoellkopf
Staff Present: Ruth Robbins (ZA)
Others Present: George Abad, Glenn Acker, Jim Crafts, Richard King, Kelly Elwell, Shane Elwell

The meeting was called to order by Mr. Schoellkopf at 7:03 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.

MOTION: *A motion to continue the hearing for Application #2025-09-CU until February 2, 2026 at 7:00 pm passed unanimously.*

Appeal by George Abad of Zoning Permit #2025-46-ZP issued to Shane Elwell for the construction of a single-family dwelling on Fern Road, parcel id # 417184 consisting of 1.98 +/- acres in the Alpine Village Residential District.

Mr. Abad outlined the points he had raised in his appeal – regarding the wastewater system’s setback distance from downhill wells, the previous violation at the site, and that he believes a subdivision is necessary to separate the two lots owned by the Elwells.

The Elwells provided a copy of the State wastewater permit issued for the residence which had been permitted, noting that there is one well within 200 feet. Ms. Robbins indicated that the language in Table 2.6 of the Regulations was in place prior to the State Wastewater Rules taking effect in 2007, and noting that she and the DRB typically defer to State Rules.

Ms. Robbins noted that the two lots are in common ownership, but that there are two separate parcel IDs assigned to the lots; they are not considered to be one. It was pointed out that Table 2.6 allows for accessory structures/uses to be located on a contiguous lot, which is why the business equipment was able to be stored on undeveloped lot owned by the Elwells. Ms. Elwell confirmed that there is currently no structure on the lot in question.

Ms. Robbins explained that her consultation with the Town’s attorney indicated that it is allowed for a house to be permitted on a parcel, even if there is an unrelated violation on the same parcel. It was also confirmed that the Environmental Court vacated the appeal of the previous DRB decision that no violation on the parcel needed to be addressed.

Mr. Schoellkopf reviewed the steps outlined in the Regulations related to the appeals process, and it was confirmed that all requirements had been satisfied.

MOTION: *Mr. Schoellkopf moved to find that the lots in question are separate lots, and the lot for which a single-family residence had been permitted is available for construction of an allowed structure/use. The motion was seconded by Mr. Rickard, and passed unanimously.*

MOTION: *Mr. Schoellkopf moved to find that, to the Board’s best understanding, there is no current violation on the property, as the Environmental Court vacated the previous related appeal. The motion was seconded by Ms. Burfoot, and passed unanimously.*

MOTION: *Mr. Schoellkopf moved to find that a Wastewater Permit has been issued for this dwelling by the State. The motion was seconded by Mr. Rickard, and passed unanimously.*

MOTION: *Mr. Schoellkopf moved, in light of the findings approved, to dismiss the appeal brought by Mr. Abad. The motion was seconded by Ms. Moffroid, and passed unanimously.*

Other Business

Minutes were signed.

Adjournment

The meeting adjourned at 7:40 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

Development Review Board

Jeff Schoellkopf Date

Jon Rickard Date

Maria Burfoot Date