

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

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Members Present: Chris Behn, Maria Burfoot, Megan Moffroid, Jon Rickard, Jeff Schoellkopf  
Staff Present: Ruth Robbins (ZA)  
Others Present: Ryan Augustine, Carolyn Boynton Bruen, Clayton-Paul Cormier, Chris McHugh, Bill Moore, Alex Saltzman

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

**Application # 2026-01-CU** submitted by McCain Consulting, Inc. on Behalf of Carolyn Bruen and Susan Bouregy request a Conditional Use Approval for the establishment of a Building Envelope, a driveway and septic system in the Meadowland Overlay District which also has some Steep Slopes, off of Hank's Road and 2562 Lincoln Gap Rd, parcel ID# 003005-7 consisting of 100 acres and having both the Rural Residential District and the Forest Reserve District within its boundaries. The proposed development is located completely in the Rural Residential District and the building envelope will not be in the Meadowland Overlay.

George McCain outlined that the previously existing house at this site had been removed, and the proposal is to develop a new single-family dwelling located outside the Meadowland Overlay, with a driveway coming from Hanks Road and going through the Overlay to reach the house. He explained that the wastewater system is being planned for an area with and abutting the tree line; this treed area is also part of the Meadowland area. Mr. McCain indicated that fully detailed plans have not yet been developed; more engineering and design work will be completed once the Board has reviewed the information. It was confirmed that none of the property proposed to be developed is in the Forest Reserve District, and that all setbacks are able to be met by the proposed location of the house. A new curb cut permit will be needed for the access from Hanks Road.

In response to questions from Board members, Mr. McCain and Mr. Moore provided the following information:

- The access is planned to run across the Meadowland in order to provide a more reasonable grade for the approach. The naturally occurring drainage on the site precludes approaching from further up Hanks Road, as this would require a very large culvert/stream crossing.
- The building envelope is depicted with several irregular borders; this is due to matching the boundary of the Meadowland Overlay and to exclude pockets of steep slopes.
- The envelope is planned for a portion of the lot with 15% – 25% slopes, this is for the purpose of attaining an excellent view without the need to clear trees.
- The driveway as proposed is approximately 250' in length.

Board members noted their preference for the house being located closer to the road, but expressed their understanding that the Meadowland standards would not allow this.

It was agreed to schedule a site visit prior to a continuation of this hearing.

**MOTION:** *A motion to continue the hearing for Application #2026-01-CU until March 16, 2026 at 7:00 pm passed unanimously.*

**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 February 2, 2026.

Board members confirmed that they had each visited the site individually.

Mr. Augustine highlighted changes in the application materials, noting that the roadway would be made wider after consultation with the Fire Chief, that a slope analysis plan was included, and that a cross section of the roadway where it comes nearest to Folsom Brook had been provided.

He explained that the roadway is located in part within the 50' stream buffer for Folsom Brook due to the location of the existing ROW, and that he is waiting for commentary on this from the State. The project will need to go through Act 250 review.

Mr. Augustine also noted that the grade of the site where the roadway is planned will be lowered in order to maintain the required final road slope, and that the house site has been chosen for setback purposes and based upon homeowner preference. Board members noted that there are several areas at lower elevation on the property that would provide suitable house sites. These lower sites would allow for fewer significant cuts through steep slopes.

The length and height of the retaining walls planned for along the roadway was discussed, and concerns were noted regarding the impacts on habitat and water quality.

It was noted that the slope depiction provided does not indicate areas of 25% and greater slope; the Board needs this information to fully evaluate the proposal.

Mr. Schoellkopf pointed out the importance of the DRB understanding not only the clearing necessary to develop the roadway, but also what clearing would be proposed at the house site. Board members concurred that this should be discussed as part of this application, as there needs to be awareness when planning the house site what limits might be placed on the views available from the proposed building site.

Chris McHugh outlined his concerns regarding development along Folsom Brook, noting that only one cross section of the roadway has been depicted, and with the complicated topography in the area where the road is planned for adjacent to the Brook, one cross section view is not enough to fully determine the impacts. He also pointed out that there is a culvert across the driveway, potentially creating impacts outside the ROW. He indicated that there have not been serious conversations among the property owners regarding the potential for changing the location of the ROW. The configuration of property lines, the stream, and the ROW were reviewed. The applicant and his representatives pointed out the location of the property lines in that area, and explained that previous attempts to discuss changing the ROW location had not been successful. Mr. Saltzman indicated his willingness to raise this matter again with the owners of the Bertha Springs property.

Mr. Schoellkopf reviewed some of the relevant sections of the Land Use Regulations, and noted additional materials to be submitted for the Board's review. These included:

- A slope analysis depicting in different colors areas below 15% slope, areas from 15% to 25%, and areas over 25%.

- Indication that disturbed areas are being kept to the minimum necessary.
- A depiction of the 50' buffer area, from the top of bank of Folsom Brook as outlined in the Regulations. He noted that no development is allowed within that 50' area, with the only allowance typically being when a stream crossing is necessary to provide access to the property.
- A forest cover and clearing plan, including future clearing plans at the proposed house site. It was noted that one of the purposes of the Forest Reserve District is the maintenance of intact habitat, and so it must be demonstrated that the clearing proposed is necessary, given that there are house sites at lower elevations. A suggestion of a concrete plan to be followed as a Condition to approval was also noted as a possibility.
- A clear depiction of the easement location and all the property lines involved.

Mr. Behn advised Mr. Salzman to make an effort to have the location of the ROW changed in order to provide a less impactful access to the property.

**MOTION:** *A motion to continue the hearing for Application #2025-09-CU until March 16, 2026 at 7:00 pm passed unanimously.*

**Other Business**

The next DRB meeting will be held on Wednesday, February 18, 2026.

There was some discussion of the need to adopt strategies for ensuring that stormwater management efforts continue when projects are abandoned.

Minutes were signed.

**Adjournment**

The meeting adjourned at 8:38 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

**Development Review Board**

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Jeff Schoellkopf                      Date

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Chris Behn                              Date

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Jon Rickard                              Date

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Maria Burfoot                              Date

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Megan Moffroid                              Date

