

**Town of Warren
Development Review Board
Minutes of Meeting
Monday, October 06, 2025**

Members Present: Chris Behn, Maria Burfoot, Megan Moffroid, Chris Noone, Jon Rickard
Staff Present: Andrew Bombard (Road Foreman), Rebecca Campbell (Town Administrator), Ruth Robbins (ZA)
Others Present: Renate Adamowicz, Chris Austin (Grenier Engineering), Maggie Whalen Charron, Andy Goddard, Jocelyn Goddard, Sarah Heneghan (Grenier Engineering), Andrew Jope, Joe Lucchese, Gunner McCain, Rob Van Buskirk, Jen Watkins, Katharine Whalen.

The meeting was called to order by Mr. Behn at 7:00 pm.

Application # 2025-09-SD submitted by McCain Consulting on behalf of Warren Peace LLC requests a Sketch Plan Review for a 2-lot Subdivision. The property is located at 962 Roxbury Mountain Road consisting of 6.2 +/- acres, with the proposed lots being Lot 1 [4.2 +/- acres] and Lot 2 [2.0 +/- acres], parcel id# 001011 in the Rural Residential District.

Mr. McCain outlined the subdivision plans, noting that a previously approved area for a mound system provides confidence that a septic system will be approved, and noting that it is intended to change the current access to the existing house and establish a second access point for the new lot. This is to eliminate the need for the traffic to the newly created lot from passing directly in front of the existing home. He explained that the new access point has better sight lines; it was agreed during the meeting that a slight relocation would allow for less impacts to steep slopes.

It was pointed out that a corner of the proposed building envelope includes some area of very steep slopes; Mr. McCain indicated that he will make an appropriate adjustment. He also agreed to establish a building envelope around the existing house.

Mr. McCain noted that the new lot will be only two acres in size, but that the only planned clearing will be for the house and septic system.

Rob Van Buskirk asked about erosion control plans, as the two houses below this parcel are prone to having driveway washouts. Mr. McCain noted that the majority of this site is not very steep, and that there will be planning for sediment prevention and erosion control as the development plans evolve. Ms. Robbins noted that another abutter had also inquired about drainage from this site.

There were no other questions raised. Mr. Behn asked that some thought be put into the potential for combining driveways and avoiding multiple curb cuts for access.

Application # 2025-05-CU submitted by Grenier Engineering, PC on behalf of Andrew Goddard requests a Conditional Use approval relocating the previously approved building envelope for Lot D on Morningstar Drive consisting of 13.9 +/- acres, parcel id# 005001-404 in the Rural Residential District. The proposed building envelope does not contain slopes over 15% and thus is more buildable than the previous building envelope.

Mr. Rickard reported on the site visit held earlier in the day, attended by himself, Ms. Burfoot, Ms. Robbins, and Mr. Austin. He noted that there are a couple of steeper areas along the proposed driveway route, which is a long run up to the proposed level house site; no other access is possible to the upper area.

A letter of support had been received from an abutting landowner, this was submitted as part of the record.

Joe Lucchese, an abutter, indicated no problem with the proposed siting of the house, but he had questions regarding the planned stormwater retention pond and its runoff. Mr. Austin explained that there will be two new basins added for the proposed change in roadway and house site, and that the upper pond will be designed to collect, retain, and treat stormwater before it is released through a small outlet located between the two properties. He explained that drainage currently goes over a steep bank in an uncontrolled manner, and that he does not anticipate runoff from the new development impacting the homes or septic systems below this site.

The changes to the previously approved access drive were reviewed, with Mr. Austin pointing out the steeper areas planned to be crossed, noting the pull outs which are part of the plan, and explaining that the route is designed to direct runoff to the planned retention ponds. Mr. Austin noted that no approval from the Fire Department has been received, but that there are four turnouts planned over the 1400' length of the driveway.

Mr. Austin also described the vegetation to be retained and that which is planned to be removed, noting that the canopy in the building area is already somewhat thinned, and that 2.6 acres of the total 13.9 acres is planned to be removed. The plans submitted depict the areas of clearing which are planned.

An erosion control plan was included in the application materials, and Mr. Austin indicated that a State Stormwater permit will be required. He noted that a portion of the septic line will likely be relocated in order to prevent impacts to steeper slopes.

There were questions raised by adjoining landowners regarding impacts on existing easements. Mr. Austin explained that nothing in the plans related to easements has changed from what was originally approved, and that the main impact is that the formerly approved house site will now serve as a drainage area, reducing runoff impacts. The new proposed house site is farther from the existing residences. Mr. Lucchese pointed out that the homeowner association's road agreement contains some language related to clearing setbacks; Mr. Austin noted that he can make some moderate adjustments if necessary to accommodate this, although reshaping the lower retention pond to any extent will require intruding into a steeper section of the parcel.

The prior NOD issued for the subdivision was reviewed, and the Board reviewed Conditional Use Standards.

MOTION: *Mr. Behn moved to find that impacts related to Section 5.3 A 1-3 have not changed, and therefore these Standards are not further affected. The motion was seconded by Mr. Rickard, and passed unanimously.*

MOTION: *Mr. Behn moved to find that the protective covenants regarding tree clearing which apply to the parcel will not be violated as a result of the planned development, and that the stormwater collection system will be a state-approved system, with only minor changes made if necessary in order to obtain State approval. The motion was seconded by Ms. Moffroid, and passed unanimously.*

MOTION: *Mr. Behn moved to condition approval on submission of a plan reflecting any changes needed to meet State requirements. The motion was seconded by Ms. Burfoot, and passed unanimously.*

MOTION: *Mr. Noone moved to find that with the conditions noted, Section 5.3 A 4 has been satisfied. The motion was seconded by Mr. Behn, and passed unanimously.*

The Goddards noted that there are no plans for solar installation at this point, but that any future solar panels would likely be installed on the house roof.

MOTION: *Mr. Behn moved to find that Section 5.3 A 5 has been satisfied or is not applicable. The motion was seconded by Mr. Noone, and passed unanimously.*

The Specific Conditional Use Standards were addressed by the Board.

MOTION: *Mr. Behn moved to condition approval on the site clearing being limited to what has been depicted on the plans presented, and to not exceed three acres of cleared area, with the exception of dead, dying, diseased, or hazardous trees. The motion was seconded by Mr. Rickard, and passed unanimously.*

MOTION: *Ms. Moffroid moved to find that there is no intention to override any existing conditions of the previous subdivision approval for this parcel. The motion was seconded by Mr. Behn, and passed unanimously.*

MOTION: *Mr. Behn moved to approve the revision of the building envelope as presented, with the conditions approved at the hearing as well as the usual conditions. The motion was seconded by Ms. Moffroid, and passed unanimously.*

Application # 2025-09-CU submitted by Renate Adamowicz requests a Conditional Use approval for an additional Use to the Blueberry Lake Cross Country Center. The property is located at 424 Plunkton Road, parcel id# 028001-903 in the Rural Residential District. The property is a combination of an apartment and the ski center. The new owner and her partner seek to include a service bar for some snacks and beverages for the those using the ski trails.

Jen Watkins provided an overview of plans for providing beverages and simple food for users of the ski trails, and confirmed that all necessary state permits related to food service will be obtained before operations begin. She outlined that there are at least 40 parking spaces at the site currently, which is projected to be more than sufficient. Hours of operation were proposed to be Monday through Friday from 8 am to 7 pm. The only change to signage proposed is for small hanging sign to be located under the existing sign. A public restroom exists at the Center.

MOTION: *Ms. Moffroid moved to find that the proposal is for an accessory use to an existing Conditional Use. The motion was seconded by Ms. Burfoot, and passed unanimously.*

It was agreed that the proposal is for an additional use, rather than a change of use, so that Section 3.2 of the LUDRs was not applicable.

Conditional Use Standards were reviewed by the Board.

MOTION: *Ms. Moffroid moved to find that the General Conditional Use Standards contained in Section 5.3 A 1 -5 are either satisfied or not applicable to the application. The motion was seconded by Mr. Noone, and passed unanimously.*

When reviewing the Specific Conditional Use Standards, some concern was raised regarding the parking being located on the other side of the road from the Center, particularly for safety during nighttime operations.

MOTION: *Mr. Behn moved to limit hours of operation for the food service to daylight hours, with the closing time to be no later than 7:00 pm. The motion was seconded by Ms. Moffroid, and passed unanimously.*

MOTION: *Ms. Moffroid move to condition approval on any sign changes being in compliance with the LUDRs. The motion was seconded by Mr. Rickard, and passed unanimously.*

MOTION: *Mr. Behn moved to approve Application 2025-09-CU, subject to the conditions agreed upon during the hearing and all applicable state and local regulations. The motion was seconded by Mr. Noone, and passed unanimously.*

Other Business

No other business was addressed by the Board.

Adjournment

The meeting adjourned at 8:48 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

Development Review Board

Chris Behn Date

Chris Noone Date

Megan Moffroid Date

Maria Burfoot Date

Jon Rickard Date