

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
THURSDAY APRIL 9, 2009

Members Present: Peter Monte, Bob Kaufmann, Virginia Roth and Lenord Robinson.

Others Present: Mark Bannon, Mark & Patty Giometti, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:00 pm.

1. Application **#2009-04-CU**: Conditional Use, Development on Steep Slopes. The applicants, Mark & Patty **Giometti**, request Conditional Use Review for a proposed development, a residential addition, for their property (Parcel ID 006000-900) located at 147 Sugarbush Woods Rd in the Vacation Residential District. This application requires review under Article 2 (Table 2.5, Vacation Residential (VR)); Article 3, §3.4, Erosion Control & Development on Steep Slopes, §3.11, Performance Standards, and Article 5, Development Review of the Warren Land Use and Development Regulations.
2. **Other Business:**
 - a. Request of Summit Ventures for withdrawal for Phase C1 from PRD approval
 - b. Review & Sign Minutes from February 19th, 2009 and March 5th, 2009
 - c. Review DRB Schedule April – June 2009 Schedules.

Mr. Monte called the meeting to order at 7:03 pm.

- 1) Application **#2009-04-CU**: Conditional Use, Development on Steep Slopes. The applicants, Mark & Patty **Giometti**, request Conditional Use Review for a proposed development, a residential addition, for their property (Parcel ID 006000-900) located at 147 Sugarbush Woods Rd in the Vacation Residential District.

Mr. Bannon, representing the Giomettis, reviewed the site plan showing what their plans were with the members of the DRB. The Giometti's own a four bedroom house to which they want to put on an addition. The side of the house that the addition is planned has terrain that slopes off to the east and the south resulting in some minor steep slope issues. Right under the house the grade runs from 22% to 13%. Mr. Bannon noted that a couple of stone retaining walls were being utilized to address the slope issues. The new footprint is just shy of 1,000 square feet but with three levels will be approx. 3,800 sq. feet of livable space. It was noted that thought the site plan indicated the addition as an accessory dwelling, which is not the case. Mr. Bannon told the Board that the wastewater system had been redesigned to better accommodate the improvements being made with this addition. The grade for the wastewater system is less than 15%.

Mr. Monte asked if it wouldn't be appropriate to require an engineer to certify that the erosion control plan had been adhered to as per the submitted plan. Mr. Bannon said that he typically has a pre-construction meeting with the contractor, has to go back to inspect the completed septic system, and then can add on a visit in October to give a final report thus giving him three opportunities to make sure the erosion control plan is correctly followed. He also pointed out that he provides not only a separate document showing the erosion control plan, but also has it noted on the site plan.

The Board reviewed Article 3 General Regulations and found under Section 3.4 Erosion Control and Development on Steep Slopes that the application before them fell under (B) Applicability (1) Steep Slopes (15+%) and not Very Steep Slopes (25+%). Mr. Monte verified that the erosion control plan that Mr. Bannon prepared was in compliance with (C) Application Requirements (2) which calls for standards issued by the state. Mr. Monte said that it was evident by the site plan that the only and best place to enlarge the dwelling was on the side that they are proposing, that there was no other way to add on to the dwelling and avoid encountering steep slopes to some degree.

MOTION by Mr. Monte that the Board finds each factual requirement of subsection (D) of Section 3.4 Erosion Control and Development on Steep Slopes, numbers (1) through (11) is satisfied by the application. **SECOND** by Mrs. Roth. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that a licensed, professional engineer shall conduct two inspections of the implementation of the erosion control plan as submitted; 1st- within 10 days of the inspection of the wastewater system; 2nd- between October 1st and October 15th with a written report submitted to the Zoning Administrator with the results after each inspection. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that the erosion control plan as described in the site plan and separately [both documents] shall be adhered to at all times. **SECOND** by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Kaufmann that Section 5.3 Conditional Use Review Standards (A) General Standards is satisfied by the application. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that the Board grant approval of the application as submitted subject to the findings and conditions contained herein. **SECOND** by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

2) Other Business

[NOTE: Mr. Markolf, who was next door at the Fireman's Annual meeting, was briefly present at the DRB meeting in the Municipal Building for the purpose of the public deliberations with Mr. Monte and Mr. Robinson and the subsequent vote on the request from Sugarbush]

MOTION by Mr. Monte that the Board accepts the request from Sugarbush Resort in their letter dated April 2, 2009 withdrawing for consideration the plans for Phase 1C from their application; therefore the Board will confine the balance of the proceedings to Phase 1B and amend any earlier actions by withdrawing any approvals or conditions relating to Phase 1C. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

The Board reviewed and signed previous minutes. The meeting was adjourned at 7:45 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

TOWN OF WARREN, VT

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[Signature]
TOWN CLERK

DEVELOPMENT REVIEW BOARD

[Signature]
Peter Monte date 5/20/09

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Virginia Roth date 5/20/09

[Signature]
David Markolf date 5/20/09

Bob Kaufmann date

[Signature]
Lenord Robinson date May 20 09