

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
WEDNESDAY MAY 20, 2009

Members Present: Lenord Robinson, Peter Monte, David Markolf, Chris Behn and Virginia Roth.
Others Present: Rachel McCuin, Alan (Butch) Hartshorn, Peter MacLaren, Miron Malboeuf and Ruth Robbins.
Agenda: Call the meeting to order, 7:00 pm.

TOWN OF WARREN, VT

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at 10:30 o'clock A M and Received in
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Ruth Robbins

TOWN CLERK

- 1) Application #2009-01-SD: Minor Subdivision, Multiple Boundary Line Adjustments. The applicants, **Katharine C Hartshorn Trust** (KCH Tr.), Rachel H McCuin, successor trustee Application #2009-01-SD: Minor Subdivision, Multiple Boundary Line Adjustments. The applicants, **Katharine C Hartshorn Trust** (KCH Tr.), Rachel H McCuin, successor trustee for her own parcel and Alan & Constance Hartshorn, request Subdivision of their properties and propose multiple (two) boundary adjustments as follows. From the KCH Tr. parcel 4.21 ± to a 64.3 acres parcel (ID # 003006-202), owned by Alan & Constance Hartshorn. and from the KCH Tr., .024± acres to an 11.1 acre parcel (ID # 003006-601) owned by Rachel H McCuin, (at # 2710 Lincoln Gap Rd) The subject parcel are located in the Rural Residential District. This application requires review under Article 2 (Table 2.2, Rural Residential (RR)); Article 6, §6.5, Final; Plan Approval of the Warren Land Use and Development Regulations.
- 2) Application #2009-05-CU, Reconstruction of Non-Conforming Tourism Information signs at 1037 Vermont Rt. 100: The applicant, the **Mad River Valley Chamber of Commerce** and land owner **Bruce Jacobs** are requesting permission under conditional use to re-erect two signs at the North and south ends of a canopy on a structure, formerly know as Top Gas, on VT RT 100. The two signs labeled "information" wills approximately 1 foot in height and 4 feet long the structure, located in the Rural Residential District, is lease from Bruce F Jacobs. And lies, on the westerly portion of a 51± acre parcel separated by the Mad River. (Parcel id 100002-100). This application requires review under Article 2, Table 2.2, Rural Residential District, Article 3, §3.8, Non-Complying Structure & Non-Conforming Uses & §3.12, Sign Requirements and Article 5, § 5.3 Conditional Use Review of the Warren Land Use and Development Regulations.
- 3) **Other Business:**
 - a) Annual Election of Officers Chair, Co-Chair, and Secretary
 - b) Eardensohn Subdivision, Environmental Court Decision (houses on lots 3 & 4 require sprinklers), & Mylar.
 - c) Site Visit Inferno Road, pedestrian path 22.Acre Site /Summit Ventures NE, LLC,(2008-13-SD/CU/PRD)
 - d) Determine meeting night and Review DRB Schedule May I – July 2009 Schedules

Mr. Monte called the meeting to order at 7:08 pm.

- 1- Application #2009-01-SD: Minor Subdivision, Multiple Boundary Line Adjustments. The applicants, **Katharine C Hartshorn Trust** (KCH Tr.), Rachel H McCuin, successor trustee Application #2009-01-SD: Minor Subdivision, Multiple Boundary Line Adjustments. The applicants, **Katharine C Hartshorn Trust** (KCH Tr.), Rachel H McCuin, successor trustee for her own parcel and Alan & Constance Hartshorn, request Subdivision of their properties and propose multiple (two) boundary adjustments as follows. From the KCH Tr. parcel 4.21 ± to a 64.3 acres parcel (ID # 003006-202), owned by Alan & Constance Hartshorn. and from the KCH Tr., .024± acres to an 11.1 acre parcel (ID # 003006-601) owned by

Rachel H McCuin,(at # 2710 Lincoln Gap Rd) The subject parcel are located in the Rural Residential District.

Mrs. McCuin explained to the Board what they were asking for. Both Mrs. McCuin and her brother, Alan Hartshorn, have property that adjoins their late mother's property, which may be put up for sale in the future. The boundary line adjustments give both Mrs. McCuin and Mr. Hartshorn additional acreage for buffer purposes. Mr. Hartshorn will receive 4.21 acres and Mrs. McCuin will receive 0.24 acres. The remaining lot retained by the Katherine Hartshorn Trust will be a 3.36 acre lot. Both of these additional pieces of land will be merged with the existing parcels owned by Mrs. McCuin and Mr. Hartshorn, respectively. Mr. Monte asked if the Katherine Hartshorn property had ever been previously subdivided and was told yes, it had back in 1992. However, this request was not creating any new lots, just adjusting the boundary lines. Mr. Monte said that as a boundary line adjustment it also could be viewed as a modification to the earlier subdivision.

MOTION by Mr. Monte that the Board treat this request as two boundary line adjustments as provided for under Section 6.2 (E) of the Warren Land Use and Development Regulations.
SECOND by Mrs. Roth. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that the requested adjustments will not alter the original subdivision standards and that the Board approves each of the boundary line adjustments subject to the requirement that the 0.24 acre piece be merged by deed with the adjoining lot owned by Rachel McCuin and the 4.21 acre piece be merged by deed with the adjoining lot owned by Alan and Connie Hartshorn. **SECONDED** by Mr. Behn. **VOTE:** all in favor, the motion passed.

- 2- Application #2009-05-CU, Reconstruction of Non-Conforming Tourism Information signs at 1037 Vermont Rt. 100: The applicant, the **Mad River Valley Chamber of Commerce** and land owner **Bruce Jacobs** are requesting permission under conditional use to re-erect two signs at the North and south ends of a canopy on a structure, formerly know as Top Gas, on VT RT 100.

Mr. MacLaren, representing the MRV Chamber of Commerce, told the Board the recent history of the information center and the signage which had been taken down in 2006 +/- due to the disrepair of the kiosk. In 2007 a group of volunteers spruced up the kiosk but were unable to locate the signs. It was eventually discovered that the signs were also in such disrepair that they had actually been disposed of. The local Rotary agreed to underwrite the cost of making new signs but enough time had lapsed that it was discovered that a new permit needed to be obtained to replace the signs. Mr. MacLaren emphasized how this location, with the signs, provides an important public service to travelers.

MOTION by Mr. Robinson that the applicable regulation for this situation under the ordinance is Section 3.12 Sign Requirements (B) General Standards item (13). Therefore the Board finds that the application is consistent with this standard and hereby approves the request to re-install two signs on the kiosk located at 1037 VT Route 100. **SECOND** by Mr. Behn. **VOTE:** all in favor, the motion passed.

- 3- Other Business:

In other business the Board discussed the upcoming schedule or applications: the re-hearing of an amendment to a previously approved plat for the purpose to correct a dating defect [Morgan] and the alignment of findings of the Board's decision with those of the State Environmental Court [Eardensohn].

The Board also held election of officers. A slate was proposed by Mrs. Roth and seconded by Mr. Behn to elect Mr. Monte as Chairman, Mr. Markolf as Vice Chairman and Ms. Robbins as

