TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MONDAY MARCH 1, 2010

Members Present: Peter Monte, Chris Behn, Lenord Robinson and Virginia Roth.

Others Present: Shelia Getzinger, John Grenier, Bob Ackland. Sharon Kellerman, Miron Malboeuf and Ruth Robbins.

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

1) Application **2010-02-CU**, Residential development involving slopes greater than 15%: The applicants, Scott ***Beaudin*** and Robert & Carol ***Ackland*** request conditional use approval to construct a driveway to residential house site on a 8.9 ± acre parcel adjacent (south) to 56 Retriever Run. The road access to the property is off of West Hill Rd and this property is located in the Rural Residential District (Parcel ID#016005101). This application requires review under Article 2, Table 2.2, Article 3, § 3.1 (Access, Driveway & Frontage Requirements), § 3.4 (Erosion Control & Development on Steep Slopes) & § 3.10 (Parking, Loading & Service Area Requirements) and Article 5 - Development Review of the Warren Land Use and Development Regulations.

2) Applications, ***2009-06-SD***(continued from February 15th, 2010): D: Five Lot Major Subdivision, Preliminary Plan Review - 662 Ridge View Rd.(Continued from February 15th, 2010): The applicant, ***FCC LLC d/b/a FCC Property Holdings LLC*** requests a Preliminary Plan Review hearing for a proposed five (5) lot major subdivision on their 21.0 ± acre parcel (Parcel ID 002003-700) in the Rural Residential District This application requires review under Article 2 (Table 2.2) Rural Residential District; Article 6(Subdivision Review), §6.3, (Preliminary Plan Review), and Article 7, (Subdivision Standards) of the Warren Land Use and Development Regulations. ***The applicant has requested a continuance until March 15th, 2010***

3) Other Business:
   - Sign Minutes from Development Review Board meeting of February 15th, 2010

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

1. Application **2010-02-CU**, Residential development involving slopes greater than 15%: The applicants, Scott ***Beaudin*** and Robert & Carol ***Ackland*** request conditional use approval to construct a driveway to residential house site on a 8.9 ± acre parcel adjacent (south) to 56 Retriever Run. The road access to the property is off of West Hill Rd and this property is located in the Rural Residential District (Parcel ID#016005101).

The parcel owner, Mr. Ackland clarified for the Board that this was a previously approved lot from a previous subdivision that is adjacent to the lot where his home is at 56 Retriever Run Road. This lot (which is not 56 Retriever Run Road) he explained is accessed from West Hill Road and he (Mr. Ackland) is giving an easement over his parcel in order to provide for the best possible access due to the amount of steep slopes on the subject parcel.

The engineer, Mr. John Grenier, reviewed for the Board what the plan outlined for the driveway, the slope and erosion measures that would be required. He said that the 50 foot right-of-way granted by Mr. Ackland would lead up to the building site over two low drainage areas from a curb cut that has been approved by the Warren DPW Mr. Simpson. He continued by saying that there

were good sight distances in both directions, no more than an 8 to 10 foot grade, a pull off as requested by the Fire Dept., and the road (drive) is fourteen feet wide. He also noted that the majority if not all of the cut and fill will be used from the site. Erosion control netting and stone ditching were two of the erosion control measures that were called for in the erosion control plan. The plan also calls for a pre-construction conference so that the any questions/concerns can be addressed. Typically, a certification process is not called for in this scale project, but would be in the customer's best interest. It was also noted that there will be site inspections and sign-offs for the road-cut, well and septic installations so that the erosion control measures can be checked on at those times.

MOTION by Mr. Monte that upon completion of construction and prior to occupancy, a registered/licensed engineer certify to the Zoning Administrator that the driveway construction and erosion control measures have been executed as per the plans submitted to the DRB. **SECOND** by Mr. Behn. **VOTE**: all in favor, the motion passed.

MOTION by Mr. Monte that the requirements of Sec. 3.4 Erosion Control & Development on Steep Slopes (B) (1), (C), and (D) have been satisfied by the applicant. **SECOND** by Mr. Behn. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Behn that the standards of Sec. 5.3 Conditional Use Review Standards (A) (1) through (5) have either been satisfied or are not applicable. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Behn to approve the Conditional Use application subject to the project being completed as per the plans submitted. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

2. Applications, ***2009-06-SD***(continued from February 15th, 2010): D: Five Lot Major Subdivision, Preliminary Plan Review - 662 Ridge View Rd.(Continued from February 15th, 2010): The applicant, ***FCC LLC d/b/a FCC Property Holdings LLC*** requests a Preliminary Plan Review hearing for a proposed five (5) lot major subdivision on their 21.0 ± acre parcel (Parcel ID 002003-700) in the Rural Residential District. ***The applicant has requested a continuance until March 15th, 2010***

MOTION by Mr. Monte that application #2009-06-SD is continued at the applicant's request to Monday March 15, 2010. **SECOND** by Mr. Behn. **VOTE**: all in favor, the motion passed.

After the review and signing of the previous meeting's minutes, the meeting was adjourned by Mr. Monte at 7:42 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Peter Monte 3/15/10
Peter Monte date

Chris Behn date

Virginia Roth 3/15/10
Virginia Roth date

Lenord Robinson 3/15/10
Lenord Robinson date

TOWN OF WARREN, VT
Received for Record 3/16 2010
at 10:30 o'clock A M and Received in
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TOWN CLERK