

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MONDAY OCTOBER 18, 2010

000441
20101018

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

Others Present: Melissa Roberts, Miron Malboeuf and Ruth Robbins.

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

1. **Application 2010-15-CU**, Revision to permit 2004-08-CU to add Mixed Use (Residential): The Applicant, **Alta Enterprises, Inc.**, requests permission for Mixed Use to modify a previously issued conditional use permit for a salon, day spa and related retail sales. The applicant proposes to continue the personal services to include an exercise studio and all related retail services. They also requests Mixed Use to add a residential apartment. The project location is at 247 Main Street, on a .25 ± acre parcel in the Warren Village Commercial District (Parcel Id# 001000-200). This application requires review under Article 2, Table 2.10 (Warren Village Commercial District), Article 3, Table 3.1, Article 4, § 4.11 (Mixed Use) and Article 5 (Development Review), §5.3 (Conditional Use Review Standards) of the Warren Land Use and Development Regulations. (continued from October 4th, 2010)

2. **Other Business:**
Sign Minutes from Development Review Board meeting of October 4th, 2010, Decisions.

Mr. Monte called the meeting to order, 7:04 pm.

- 1) **Application 2010-15-CU**, Revision to permit 2004-08-CU to add Mixed Use (Residential): The Applicant, **Alta Enterprises, Inc.**, requests permission for Mixed Use to modify a previously issued conditional use permit for a salon, day spa and related retail sales. The applicant proposes to continue the personal services to include an exercise studio and all related retail services. They also requests Mixed Use to add a residential apartment. The project location is at 247 Main Street, on a .25 ± acre parcel in the Warren Village Commercial District (Parcel Id# 001000-200).

This is a continuation of the hearing held on Monday October 4th. At that hearing the Board requested that the applicant come back with a parking site plan drawn to scale as well as the documentation showing legal right for the use of the remote parking space off of Flat Iron Road. Ms. Roberts showed the revised site plan to the Board pointing out the three spaces in front of Alta, the four spaces in back [two for the residential space and two for the commercial space] and the five in the rear that are assigned to Mr. Sellers who abuts the Alta property. In total they have five spaces as required for the commercial operation and two for the residential part said Ms. Roberts. She continued to say that the three spaces off of Flat Iron Road would be utilized by guest instructors or overflow attendees.

Mr. Monte questioned whether the overflow spaces were truly needed as the way the agreement reads, the lease of the Flat Iron spaces would terminate if the Alta property were sold but the Town's Conditional Use permit would still be in effect. After reviewing Table 3.1 the Board determined that the seven spaces was the number required under the regulations. Further discussion revealed that Mr. Monte felt there would not be a traffic problem but that the remote parking was necessary in addition to the required seven spaces.

MOTION by Mr. Monte that any approval given by the DRB for change in use of the premises will terminate if and when the easement agreement for the three parking spaces at 43 Flat Iron Road also terminates. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

