

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MONDAY MARCH 7, 2011

Members Present: Peter Monte, Don Swain and Bob Kaufmann.

Others Present: Gunner McCain, Don Jones, Nancy Jones, Miron Malboeuf and Ruth Robbins.

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

- 1) Application **2011-03-CU**, Residential development involving slopes greater than 15%: The applicants, Tobias T **Danforth** & Alison **Alden**, Trustees, request conditional use approval to construct an Accessory Structure (Garage) on a 4.0 ± acre parcel at 353 Old Roxbury Rd. The property is located in the Rural Residential District (Parcel ID# 001009-200). This application requires review under Article 2, Table 2.2, Article 3, § 3.4 (Erosion Control & Development on Steep Slopes) and Article 5 - Development Review of the Warren Land Use and Development Regulations.
- 2) Other Business:
 - a) Sign Minutes from Development Review Board meeting of February 21st, 2011.
 - b) Decisions

Mr. Monte called the meeting to order at 7:00 pm.

- 1- Application **2011-03-CU**, Residential development involving slopes greater than 15%: The applicants, Tobias T **Danforth** & Alison **Alden**, Trustees, request conditional use approval to construct an Accessory Structure (Garage) on a 4.0 ± acre parcel at 353 Old Roxbury Rd. The property is located in the Rural Residential District (Parcel ID# 001009-200).

Mr. McCain represented the applicant and started out by stating that though it was at one time thought it was thought this parcel was located in the Forest Reserve District, which it was not as it fell below the Forest Reserve line of 1850 feet at only 1730 feet. Mr. McCain then explained that the reason for the application was due to the development on steep slopes as is common in this part of Warren. He said that this was a very simple project as it was not an entire housing project but just a 1,000 sq. foot garage put into an existing bank and though the slopes fell in between 15 and 25%, the erosion control measures would be simple and straight-forward. Mr. McCain said the erosion control plan called for a diversion swale and some stone check dams to collect any sediment that might wash down.

MOTION by Mr. Monte that the Board finds that the project is not located in the Forest Reserve District due to verification that the elevation of the subject property is below 1850 feet. SECOND by Mr. Kaufmann. VOTE: all in favor, the motion passed.

Mr. Monte asked if ongoing maintenance of the stone check dams would be necessary or recommended. Mr. McCain said yes, when they fill up they should be cleaned out but only during construction as they would not be needed as an ongoing feature but instead should be removed.

MOTION by Mr. Monte that construction [specifically soil disturbance] of the project is not to commence until May 15th and completed no later than October 1st of the same year during the summer construction period as defined the State regulations. SECOND by Mr. Swain. VOTE: all in favor, the motion passed.

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MOTION by Mr. Kaufmann that under Article 5 Conditional Use Review Sec. 5.3 (A) items 1-5 have been found to be satisfied by the applicant. SECOND by Mr. Monte. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that the Board finds the erosion control plan as noted on the site plan is satisfactory with the conditions already voted on in meeting the requirements of Sec. 5.3 (B) items 7, 8 and 9. SECOND by Mr. Swain. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that before a Certificate of Compliance is issued a qualified professional must submit to the Zoning Administrator a written statement verifying that the project has been constructed as per the plans including especially the implementation of the erosion control plan. SECOND by Mr. Kaufmann. VOTE: all in favor the motion passed.

MOTION by Mr. Monte that the Board approves the application subject to the conditions already voted on and the standard condition of building as per the plans submitted. SECOND by Mr. Kaufmann. VOTE: all in favor, the motion passed.

2- Other business

The Board reviewed and signed the minutes of February 7th and the Decision for the O'Bryans.

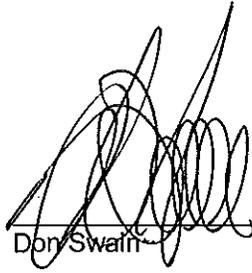
Mr. Monte adjourned the meeting at 7:35 pm.

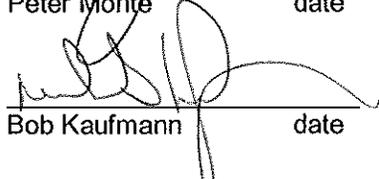
Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD


Peter Monte 3-21-11
date


Don Swain 3/21/11
date


Bob Kaufmann
date

TOWN OF WARREN, VT

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TOWN CLERK