

000050

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MONDAY APRIL 4, 2011

Members Present: Lenord Robinson, Peter Monte, Jeff Schoellkopf, Don Swain and Bob Kaufmann.

Others Present: Kay O'Connor, John Fox, Bob Greenwood, Loretta and Peter Menkes, Dick King, Miron Malboeuf and Ruth Robbins.

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

- 1) Application **2011-05-VR**, Variance request for relief from the Steep Slopes provision of the Warren Land Use and Development Regulations. The applicants, Edward J Jr & Constance **Medico** & John L & Margret **Fox**, request variance relief from section 3.4, Erosion Control & Development on Steep Slopes, of Article 3, General Regulations. They seek approval to use an existing Right Of Way (ROW) for a single family residential structure. The ROW provides access from the 4 ± acre parcel, owned by Edward J Jr & Constance Medico, to German Flats Rd. and is principally located on a 93± acre parcel with approximately 263 feet of road frontage, owned by the New England Forestry Foundation (parcel Id # 006004-300). The project is located on a 4 ± and a 93 ± acre parcel in the Vacation Residential District (VR) off German Flats Rd. This application requires review under Article 2, Table 2.5, Article 9, § 9.6 (Variances) 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 March 7th, 2011; Decisions.
 - b) Annual election of officers

Mr. Monte called the meeting to order at 7:05 pm.

- 1- Application **2011-05-VR**, Variance request for relief from the Steep Slopes provision of the Warren Land Use and Development Regulations. The applicants, Edward J Jr & Constance **Medico** & John L & Margret **Fox**, request variance relief from section 3.4, Erosion Control & Development on Steep Slopes, of Article 3, General Regulations.

Mr. Monte began the hearing by stating that though the Board did not have a formal site visit that a couple of the Board members did visit the site on their own. He added that due to the snow cover there was not much to be seen and that the DRB would want to see the conditions when the snow melts as there are concerns about steep slopes, runoff and erosion control. In addition, Mr. Monte also noted that there is not an approved Road Cut permit – though there physically is an existing road, since it has not been formally utilized a new road cut permit is required. As such, Mr. Monte said that it was the feeling of the Board that this hearing be continued until a road cut had been approved and the DRB members had a chance to see the site without snow cover.

Mr. Fox told the Board that though there is not an erosion control plan yet, he had spoken to Grenier Engineering and one can and will be put together shortly. An abutting neighbor who is located downhill, Mrs. Menkes, expressed her concern about potential erosion and drainage from the road and development of the property. She questioned how the existing road would handle construction vehicles and the steepness of the area would be a challenge and therefore wanted the application reviewed under the steep slopes regulation and not granted a variance. She also noted for the Board that even as the property is now they get a great deal of water coming off the hillside during the spring and summer months.

It was then discussed whether or not the existing right-of-way would be able to accommodate the required drainage/erosion control/access needed to meet the standards. Mr. Swain asked if in addition to an erosion control plan if the applicant could have his engineer also prepare a grading plan that demonstrates how the slope could be reduced, meets driveway standards and stays within the deeded right-of-way.

MOTION by Mr. Monte that the Board continue this hearing until 7:00 on Monday May 2, 2011 at which time the Board will expect the applicant to provide 1)an engineered drawing (profile) showing the maximum allowable reduction of grade with the appropriate drainage within the 50 foot right-of-way 2) the resulting contours and 3) and an erosion control plan. **SECOND** by Mr. Swain. **VOTE:** all in favor, the motion passed.

The Board also scheduled a site visit for 5:30 pm on Monday May 2, 2011, prior to the hearing.

The Board members reviewed and signed the minutes and decisions from the previous meeting of March 21, 2011.

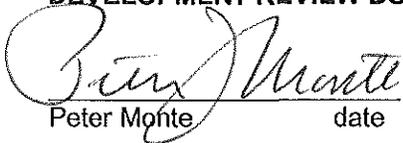
It was noted that Mr. Schoellkopf would not be available for the May 2nd meeting and that Mr. Swain would not be available until May 16th.

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

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

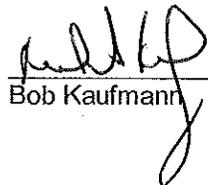
DEVELOPMENT REVIEW BOARD


Peter Monte date 5/2/2011


Jeff Schoellkopf date 5/10/11

Lenord Robinson date

Don Swain date


Bob Kaufmann date 5/4/2011

TOWN OF WARREN, VT
Received for Record 5/10 2011
at 10 o'clock A M and Received in
Vol. 211 Page 50-51

TOWN CLERK