

TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
MONDAY AUGUST 15, 2011

Members Present: Lenord Robinson, Bob Kaufmann, Chris Behn and Virginia Roth.

Others Present: Candy Barr, Mary Moffroid, Sandy Lawler, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order at 7:00 pm

1. **Application 2011-04-SD, Subdivision Amendment, and Revision to an approved plat (Continued from June 20th, 2011):** The applicants, Kevin J. & Jennifer D. Queally request a revision to an approved plat for the Colony Subdivision in order to create a primary driveway access to lot 6 (Parcel Id #s 005008-306) off of the right of way to lot 7. This application requires review under Article 6, § 6.7 (Revisions to an Approved Plat) and Article 7, (Subdivision Standards) of the Warren Land Use and Development Regulations. (Applicant has requested a continuance to October 3rd, 2011)
2. **Application 2011-10-CU, Development on Steep Slopes:** The applicant, Mary Moffroid Revocable Trust, Mary Moffroid, Trustee, requests permission to construct a single family dwelling(SFD), 22' wide and 30' long, one story( 660 ft<sup>2</sup>), with decks ( 780 ft<sup>2</sup>), a related walkway and a wildlife/conservation ponds on or approximate to slopes exceeding 15%. Incidental to the application for the SFD is an application for an accessory structure, garage (24' long and 36' wide) which is not located on slopes exceeding 15%. The property is described as 4.9 ± acre parcel located at 572 Loop Rd. in the Rural Residential District (RR) (Parcel Id# 038002-00). 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), §5.3(Conditional Use Review Standards) of the Warren Land Use and Development Regulations.
3. **Sketch Plan Review (Continued from June 20th, 2011): 70.9 Acres** off of Roxbury Mtn Rd., Parcel ID# 023008-601: The applicants, Karl & Gayle Senor request a Sketch Plan Review initial meeting for a proposed six lot subdivision. This sketch plan review is conducted under Article 6, § 6.2 of the Warren Land Use and Development Regulations. (Applicant has requested a continuance to October 3rd, 2011)
4. Other Business:
  - a) Sign Minutes from Development Review Board meeting of June 20th, 2011.
  - b) John D. O'Neil – Accessory Dwelling Decision
  - c) Review Hall Survey for Boundary Line Adjustment

Mr. Behn called the meeting to order at 7:07 pm.

- 1) **Application 2011-04-SD, Subdivision Amendment, and Revision to an approved plat (Continued from June 20th, 2011):** The applicants, Kevin J. & Jennifer D. Queally request a revision to an approved plat for the Colony Subdivision in order to create a primary driveway access to lot 6 (Parcel Id #s 005008-306) off of the right of way to lot 7.

**MOTION** by Mrs. Roth that at the request of the applicant, the hearing of this application will be continued to Monday October 3, 2011 at 7:00pm. **SECOND** by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

- 2) **Sketch Plan Review (Continued from June 20th, 2011): 70.9 Acres** off of Roxbury Mtn Rd., Parcel ID# 023008-601: The applicants, Karl & Gayle Senor request a Sketch Plan Review initial meeting for a proposed six lot subdivision. This sketch plan review is conducted under Article 6, § 6.2 of the Warren Land Use and Development Regulations. (Applicant has requested a continuance to October 3rd, 2011)

**MOTION** by Mr. Kaufmann that at the request of the applicant, the hearing of this application will be continued to Monday October 3, 2011 at 7:00 pm. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

- 3) **Application 2011-10-CU, Development on Steep Slopes:** The applicant, Mary Moffroid Revocable Trust, Mary **Moffroid**, Trustee, requests permission to construct a single family dwelling(SFD), 22' wide and 30' long, one story( 660 ft<sup>2</sup>), with decks ( 780 ft<sup>2</sup>), a related walkway and a wildlife/conservation ponds on or approximate to slopes exceeding 15%. Incidental to the application for the SFD is an application for an accessory structure, garage (24' long and 36' wide) which is not located on slopes exceeding 15%. The property is described as 4.9 ± acre parcel located at 572 Loop Rd. in the Rural Residential District (RR) (Parcel Id# 038002-00).

Ms. Moffroid summarized the project to the Board explaining her intent to build a smaller home next summer, but wanting to build the garage for storage this fall. Originally, the thought was to apply for permission to build a studio/guest house first, but with further investigation, the septic for such a dwelling would be challenging. They have now can't their focus to the development of the main house and garage. The property had an existing home on it which has been destroyed. The current plan is for a single story home of approx. 1800 square feet with a small second story to accommodate a second bedroom. The garage is proposed to be a three bay garage and has been moved from our original placement away from a steep slope.

Mr. Behn asked what the mechanism was under a worst case scenario – which the applicant builds the accessory structure first, and then does not get the primary built within the four year window of time they are allowed. Mr. Malboeuf replied that it would be a zoning violation that would carry penalties.

**MOTION** by Mr. Behn that the Board accepts the applicant's request to withdraw their application at this time. **SECOND** by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

4) Other Business

In other business the DRB reviewed and signed the minutes of 6/20/2011 and the O'Neill/Eurich decision. Also reviewed was the mylar for Hall with the consensus that the mylar, as presented, allows the building envelope to be larger as the pond is less than one acre.

The meeting was adjourned at 7:50 pm.

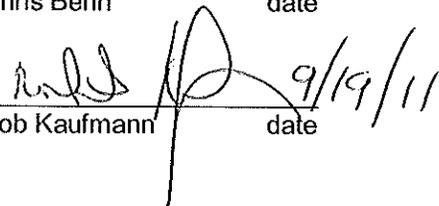
Respectfully submitted,

Ruth V. Robbins  
Secretary to the DRB

Development Review Board

Chris Behn \_\_\_\_\_ date

Bob Kaufmann \_\_\_\_\_ date

 9/19/11

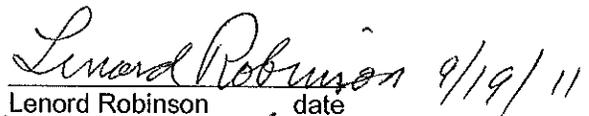
TOWN OF WARREN, VT

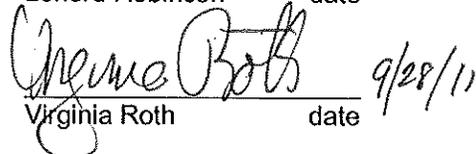
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TOWN CLERK

 9/19/11  
Lenord Robinson \_\_\_\_\_ date

 9/28/11  
Virginia Roth \_\_\_\_\_ date