

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MONDAY JULY 15, 2013

Received for Record 8/12 2013
at 12:42 o'clock P M and Received in
Vol 224 Page 83 - 85
Robert Goss
TOWN CLERK

Members Present: Lenord Robinson, Chris Behn, Bob Kaufmann and Tom Boyle.
Others Present: Todd Hill, Bob Grant, Devein Klein, Andres Torizzo, Kinny Perot, Richard Czaplinski, Miron Malboeuf and Ruth Robbins.
Agenda: Call meeting to order, 7:00 pm.

- 1) Application 2013-29-CU/ZP, The revision of a driveway location & review of dwelling location on an approve plat. The applicants **Robert Adams & Meg Succop** propose the construction of a Single Family Dwelling and Accessory Garage and relocation of a previously approved driveway. Revisions to the original septic design require revision to the driveway location. This application requires resubmission of a new site plan detailing the new driveway on a copy of the original survey. The property, owned by **Peter Marcia & Kimberly Caravelli** is 22.5 acres and located on Fuller Road in the Rural Residential and Meadowland Overlay Districts and is identified as Warren Parcel Id. # 023001-701.
- 2) Application 2013-38-CU/ZP Development within the Special Flood Hazard Area. The applicant, **Frances Kincaid Perot (Kinny)**, proposes the construction of a grass swale and berm. The project includes adding a few inches of fill to build up the residence driveway and constructing a small berm/swale (6" berm, 6" swale) to divert overflow from the river coming down Brook Road away from the residence. The small berm/swale will not result in any net increase in fill. Historically during flooding the bridge, uphill of the house has plugged resulting in water coming down the road at the house. The property, 1.2 acres, is locate on 141 Brook Rd in Warren Village Mixed Use and Flood Hazard Overlay District (FHO) Districts and is identified as Warren Parcel Id. # 001000-800.
- 3) Other Business:

Mr. Behn called the meeting to order at 7:04 pm.

- 1. Application 2013-29-CU/ZP, The revision of a driveway location & review of dwelling location on an approve plat. This parcel is part of the Samara Farms subdivision approved back in 2000. The applicants **Robert Adams & Meg Succop** propose the construction of a Single Family Dwelling and Accessory Garage and relocation of a previously approved driveway. Revisions to the original septic design require revision to the driveway location. This application requires resubmission of a new site plan detailing the new driveway on a copy of the original survey. The property, owned by **Peter Marcia & Kimberly Caravelli** is 22.5 acres and located on Fuller Road in the Rural Residential and Meadowland Overlay Districts and is identified as Warren Parcel Id. # 023001-701.

[NOTE: Tom Boyle is not a participating member for this application due to a conflict of interest.]

Mr. Todd Hill, engineer, was in attendance representing the applicant. He reviewed the requested change in the driveway also noting that the driveway was less than a 12% grade throughout. He additionally told the Board that the owners planned some tree cutting within the Meadowland Overlay District/buffer area only to allow some view corridors – not a wide open clear-cut situation. A neighbor, Bob Grant, expressed initial concern about a spring on his property but was relieved to find that the Wastewater system lies downhill of his spring. Mr. Grant also told the DRB that though his spring was not a source for drinking water he still did not want to see it contaminated.

The DRB began their review of the regulations with a discussion of Table 2.13 Meadowland Overlay District (MO). They agreed that this was previously approved and that they only needed to look at the reconfigured driveway and wastewater system. They found that all the criteria called for in the MO were still satisfied.

MOTION by Mr. Behn that the Board finds that the requested changes of the location of the driveway and wastewater system still satisfy the standards under Table 2.13 (E) (1) (a).
SECOND by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

The Board then continued on to a review of the Conditional Use Standards in Article 5.

MOTION by Mr. Behn that Sec. 5.3 Conditional Use Review Standards (A) General Standards items (1) through (5) are all found to be satisfied as nothing is changed with this proposal.
SECOND by Mr. Robinson. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Behn that Sec. 5.3 (B) Specific Standards items (1) through (5) are all either satisfied or not applicable to this application. **SECOND** by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

The wastewater system has been relocated so that it now is in the MO District. In its previous location tree cutting would have been necessary. The Wastewater system will be a mound system that will be approximately three feet above the existing grade.

MOTION by Mr. Behn that Sec. 5.3 (B) item (6) Landscaping & Screening has been satisfied.
SECOND by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

Sec. 5.3 (B) item 7 Protection of Natural Resources is not changes with these proposals since the original approval. Item 8, Erosion Control is more detailed since 2000 and Mr. Hill told the Board that the construction will be phased which will keep any potential erosion issues at a minimum. Mr. Hill also told the Board that the primary reason for this request for the driveway change is purely for aesthetic reasons.

MOTION by Mr. Behn that the Board finds the applicant has satisfied Sec. 5.3 (B) items (7) and (8). **SECOND** by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Behn that Sec. 5.3 items (9) Surface Water Protection, (10) Lighting, and (11) Performance Standards have been satisfied by the application. **SECOND** by Mr. Robinson.
VOTE: all in favor, the motion passed.

Mr. Behn noted for the record the receipt of a letter dated July 11th from Ted and Susan Saraceno, neighbors of the applicant, expressing some concerns, which were satisfied as confirmed by an email from Todd Hill dated July 15th.

MOTION by Mr. Behn that the Board approves of the application subject to the plans and specifications submitted and dated June 14, 2013 and revised July 11, 2013. **SECOND** by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

2. Application 2013-38-CU/ZP Development within the Special Flood Hazard Area. The applicant, **Frances Kincaid Perot (Kinny)**, proposes the construction of a grass swale and berm. The project includes adding a few inches of fill to build up the residence driveway and constructing a small berm/swale (6" berm, 6" swale) to divert overflow from the river coming down Brook Road away from the residence. The

small berm/swale will not result in any net increase in fill. Historically during flooding the bridge, uphill of the house has plugged resulting in water coming down the road at the house. The property, 1.2 acres, is locate on 141 Brook Rd in Warren Village Mixed Use and Flood Hazard Overlay District (FHO) Districts and is identified as Warren Parcel Id. # 001000-800.

Mr. Torizzo along with the applicant Ms. Perot explained to the Board what they wanted to do. Due to previous flooding issues from the Freeman Brook Ms. Perot would like to construct a three to eight inch high swale to help redirect any high water that has historically come across her parcel. She has been in touch with the State who has given her "tacit approval". The members reviewed her site plan and found no issues of concern. The DRB then turned to Article 5 for Conditional Use Review.

MOTION by Mr. Behn that the Board finds the standards under Sec. 5.3 (A) General Standards items (1) through (5) have either been met by the applicant or deemed not applicable. **SECOND** by Mr. Boyle. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Robinson that the Board finds the standards under Sec. 5.3 (B) General Standards items (1) through (11) have either been met by the applicant or deemed not applicable. **SECOND** by Mr. Behn. **VOTE:** all in favor, the motion passed.

The Board then went to Sec. 5.3 (D) Flood Hazard Overlay District item (4) (d) which calls for conditional use review for grading and/or excavation in this district and found this to be satisfied.

MOTION by Mr. Behn that the Board approves the application based on the findings made and the plans and specifications as submitted. **SECOND** by Mr. Kaufmann. **VOTE:** all in favor the motion passed.

3. Other Business:

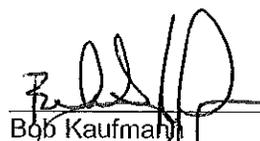
In other business Mr. Malboeuf mentioned the upcoming applications coming before the Board. Mr. Behn adjourned the meeting at 8:03 pm.

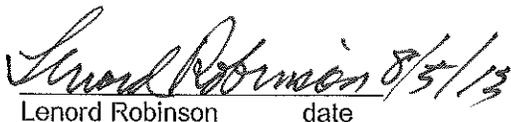
Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Development Review Board


Chris Behn date 08/10/2013


Bob Kaufmann date 8-6-13


Lenord Robinson date 8/5/13


Tom Boyle date 8-5-13

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