

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MONDAY JANUARY 7, 2013

Members Present: Peter Monte, Don Swain and Virginia Roth

Others Present: Mac Rood, Miron Malboeuf and Ruth Robbins.

Agenda: Call the meeting to order 7:00 pm

1. Application 2012-63-ZP/CU, Conditional Use Review, for the construction of an Accessory Dwelling (Barn) on a one-10.1 acre parcel located in the Meadow Land Overlay district. The Zoning Administrator has referred the application of Anne Hyde and William Haynsworth for the construction of a barn located at 1268 Fuller Hill Rd, parcel id #023002-300. The property is located in the Rural Residential and Meadow Land Overlay Districts. This application requires review under Article 2, table 2.2 & 2.13; and Article 5, § 5.3 of the Warren Land Use and Development Regulations as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012.
2. Other Business:
 - a. Review & sign minutes of previous meeting; Review & sign decision for Sugarbush Golf Club.

Mr. Monte called the meeting to order at 7:09 pm.

- 1) Application 2012-63-ZP/CU, Conditional Use Review, for the construction of an Accessory Dwelling (Barn) on a one-10.1 acre parcel located in the Meadow Land Overlay district. The Zoning Administrator has referred the application of Anne Hyde and William Haynsworth for the construction of a barn located at 1268 Fuller Hill Rd, parcel id #023002-300. The property is located in the Rural Residential and Meadow Land Overlay Districts.

Mr. Rood was representing the applicants and explained the project to the Board. He told the Board that the reason they were seeking Conditional Use approval was that the barn that the homeowners want to build straddles the boundary of the Meadowland Overlay District. In order to avoid the Meadowland Overlay District, it would require moving the structure beyond the existing stone wall, which though not impossible, is certainly challenging with a large outcropping of ledge that would require blasting. Mr. Rood also told the Board that the proposed location of the barn is to be able to have access to the meadowland for pasture for the three horses they want to house in the barn. When asked by the DRB as to any other possible locations outside of the Meadowland Overlay District, Mr. Rood told them that any other areas of the property outside of the Meadowland was not appropriate for the intended use and it was ledge that severely dropped off.

The Board then had a brief discussion about the agricultural exemption which in this case does not apply as it is not large enough in scale. The members then moved on to consider the standards and began with Article 2, Table 2.13 Supplemental Standards for the Meadowland Overlay District.

MOTION by Mr. Monte that the Board finds that this application falls under the standards as outlined under Table 2.13 (E) (1) (b) as land where there is no other land for development as that being proposed. **SECOND** by Mrs. Roth. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Swain that the placement of the proposed barn minimizes the disruption of the scenic quality of the site and retains the maximum possible amount of meadowland for agricultural use. **SECOND** by Mr. Monte. **VOTE:** all in favor, the motion passed.

