

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MONDAY JANUARY 21, 2013

Members Present: Chris Behn, Tom Boyle, Lenord Robinson, Bob Kaufmann and Don Swain.

Others Present: Joy McCallum, Peter Lazorchak, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:00 pm

1. Application 2012-22-SD/PUD/CU, (continued from November 5th, 2012) Proposed 6 Lot PUD for 50, 70 & 96 Flat Iron Rd. **BOKAY Ltd.** and Lucy O'Brien, request preliminary plan approval for a 6 lot Planned Unit Development in the Warren Village Mixed Use District. The properties comprise 2.33 acres with an existing single family dwelling on each lot, identified as parcel id #'s 004002-500, 004002-400, and 004002-300 in the Warren Grand List of 2012. This application require review under Articles 5, 6, 7 and 8, see note 1 of the Warren Land Use and Development Regulation as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012. Applicant has requested a continuance until February 4th, 2013.
2. Application 2012-61-ZP/CU (continued from November 5th, 2012) for construction of a driveway over steep slopes to a development site for a proposed Single Family Dwelling. This application is filed on behalf of **JDMC Properties Realty Trust**. The property is identified as 70.9 Acres off the Roxbury Mountain Rd and is in the Rural Residential and the Forest Reserve Districts, parcel id 023008-601. This application requires review under Article 2, Tables 2.1 & 2.2, Article 3, § 3.16 Article 5, § 5.3 Development Review of the Warren Land Use and Development Regulation as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012.
3. Other Business:

Mr. Behn called the meeting to order at 7:02 pm.

- 1) Application 2012-22-SD/PUD/CU, (continued from November 5th, 2012) Proposed 6 Lot PUD for 50, 70 & 96 Flat Iron Rd. **BOKAY Ltd.** and Lucy O'Brien, request preliminary plan approval for a 6 lot Planned Unit Development in the Warren Village Mixed Use District. The properties comprise 2.33 acres with an existing single family dwelling on each lot, identified as parcel id #'s 004002-500, 004002-400, and 004002-300 in the Warren Grand List of 2012.

Mr. Behn read a letter from the applicant's representative, Mr. McCain, that requested that the hearing be continued until the next DRB hearing date of February 4, 2013. With a motion by Mr. Behn and second by Mr. Boyle the hearing was so moved as requested as all DRB members voted in agreement.

- 2) Application 2012-61-ZP/CU (continued from November 5th, 2012 and December 3, 2012) for construction of a driveway over steep slopes to a development site for a proposed Single Family Dwelling. This application is filed on behalf of **JDMC Properties Realty Trust**. The property is identified as 70.9 Acres off the Roxbury Mountain Rd and is in the Rural Residential and the Forest Reserve Districts, parcel id 023008-601.

The only issue left for consideration is the input gathered from a review by the Warren Fire Department. Mr. Lazorchak went over the requests from the Fire Dept, showed where they were indicated on the site plan, and noted any other changes that had been made to improve the development of the drive. The number one request of the Fire Dept. was to increase the width of the driveway from 14 feet to 16 feet. They felt that due to its length [est. 2700 feet] that it should

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be treated more like a road than just a driveway. The FD also asked for an additional pull-off which brings the total to seven though it was noted that they are not all even spaced. The turnaround at the house was improved by opening it up in a hammerhead style for better turning ability for large vehicles. The Fire Dept. also encouraged the applicant to create a fire pond which they had been thinking about and agreed to. It will be located below the house site and will have a dry hydrant at the nearby turnaround. Mr. Lazorchak also noted that in working with the Public Works Director, Mr. Simpson, they altered the grading around the curb cut to facilitate a better sight line to the south. The Board asked if there had been any progress in coming to an agreement with the neighbors regarding a partially shared drive. Mr. Lazorchak said yes, that they had reached an agreement but it had not been formally written up by the attorneys just yet. When asked if any of the new modifications/changes affected steep slopes, Mr. Lazorchak said yes and that the erosion control plan had also been updated to address those changes.

MOTION by Mr. Behn that the Board approve the road design as shown on the plans presented on 1/21/13 which includes all of the Warren Fire Dept. recommendations and requests with the exception that the turn outs are 12 by 50 versus 20 by 50. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Behn that the additional development of a fire pond meets the standards under Sec. 3.4 for Erosion Control and Development on Steep Slopes. **SECOND** by Mr. Boyle. **VOTE:** all in favor, the motion passed.

The Board then also reviewed the addition of the fire pond to make sure it met with the standards under conditional Use.

MOTION by Mr. Behn that Sec. 5.3 B items 1-5 are found to be not applicable. **SECOND** by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Behn that Sec. 5.3 B items 6-9 are found to be satisfied by the application. **SECOND** by Mr. Boyle. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Behn that the Board grants Conditional Use approval as per the plans that reflect the addition of the Warren Fire Dept. recommendations (submitted 1/21/13) and with those findings and conditions already voted on. **SECOND** by Mr. Swain. **VOTE:** all in favor, the motion passed.

The meeting adjourned at 7:38 pm.

Respectfully submitted,

Ruth V. Robbins, DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Lenord Robinson 2/4/13
date
Tom Boyle 2-4-13
date

Chris Behn date
Don Swain 2/4/13
date

Bob Kaufmann date

TOWN OF WARREN, VT

Received for Record 2/5 2013
at 1:22 o'clock P M and Received in

Vol 22 Page 694-695
Ruth Robbins

TOWN CLERK