

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MONDAY FEBRUARY 3, 2014

Members Present: Lenord Robinson, Peter Monte, Don Swain and Tom Boyle.
Others Present: David Sellers, Lucy O'Brien, Miron Malboeuf and Ruth Robbins.
Agenda: Call meeting to order, 7:00 pm.

1. Application **2013-50-CU/ZP** Conditional Use Review for approval for Gallery/Artist Studio;(Continued from January 6th, 2014) The applicant, **David Sellers** has requested the use as per Article 2, Table 2.2 ,(C) Conditional Uses(14), Gallery/Artist Studio for his Single Family Dwelling at 1635 West Hill Rd. The property, 4.2 acres, is located in the Rural Residential District, parcel id # 016003-502. Continued from November 4, 2013 to allow applicant and abutter to reach an agreement as to camping and fireworks display.
2. Other Business:

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

- 1) Application **2013-50-CU/ZP** Conditional Use Review for approval for Gallery/Artist Studio;(Continued from January 6th, 2014) The applicant, **David Sellers** has requested the use as per Article 2, Table 2.2 ,(C) Conditional Uses(14), Gallery/Artist Studio for his Single Family Dwelling at 1635 West Hill Rd.

The DRB began the meeting with a review of the agreement submitted between Mr. Sellers and Mr. MacLaren of the West Hill House. Mr. Monte suggested that the Board consider accepting the agreement with a minor modification to items 2 and 3 that will make the agreement more generic in the event the subject property changes ownership in the future.

MOTION by Mr. Monte that the DRB adopt as conditions to the permit in this matter (if a permit is granted) certain provisions of the signed agreement between Peter MacLaren and David Sellers dated November 29, 2013 and November 31, 2013 respectively, specifically as written below:

1. *Fireworks: No fireworks shall be set off after 10pm.*
2. *Outside music: No music shall be played that is audible outside after 11pm except in the case where participants at an event taking place at the property have booked all 9 of the guest rooms at West Hill House B&B for the night of the event.*

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3. *Contact information: Should an event take place at the property when the owner is out of town or otherwise unreachable, an alternative local contact shall be provided to both the individual in charge of the event and to West Hill House B&B.*

SECOND by Mr. Boyle. **VOTE:** all in favor, the motion passed.

A discussion then ensued about the use of the property and Mr. Seller's request to have a conditional use approval to use it as an Artist Studio/Gallery yet still maintain some residential use as well. He continued to say that there have been times that there has been an "artist" in residence or one of his workers on an art project who has needed a place to stay. Mr. Sellers noted that there were only two bedrooms. Mr. Malboeuf said that the Artist Studio/Gallery would be the primary use and the residential aspect could be considered the "accessory" use.

The Board then began review of Article 5, Conditional Use Review.

MOTION by Mr. Swain that the Board finds the application satisfies the standards under Section 5.3 (A) items 1 through 5. **SECOND** by Mr. Monte. **VOTE:** the motion passed.

MOTION by Mr. Monte that a condition if approved that the onsite parking plan be submitted within 10 days of this hearing. It is also noted that the applicant has been informed that the DRB does not have the authority to approve any on-street parking. **SECOND** by Mr. Swain. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that the DRB approve the use of the property located at 1635 West Hill Road as an Artist Studio/Gallery and additionally approves a residential accessory use for those individuals who are involved with the use, creation or marketing of the crafts made on this property. **SECOND** by Mr. Swain. **VOTE:** all in favor, the motion passed.

Other business

In other business the DRB reviewed and signed minutes and decisions. Mr. Malboeuf gave a brief summary of the application to be presented at the next meeting on Monday February 17th.

Mr. Monte adjourned the meeting at 7:57 pm

Respectfully submitted,

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
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MONDAY FEBRUARY 3, 2014

Ruth V. Robbins
DRB/PC Assistant

Development Review Board

Peter Monte 2/17/14
Peter Monte date

Lenord Robinson Mar 31
Lenord Robinson date

Tom Boyle 1-2-14
Tom Boyle date

Don Swain date

TOWN OF WARREN, VT
Received for Record 4/2 2014
at 3:41 o'clock P M and Received In
Vol 228 Page 127-129
[Signature]
TOWN CLERK
VT Property Transfer Tax Return # _____

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 Received for Record
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 VT
 TOWN CLERK
 Waverlet Vermont