

**Town of Warren  
Development Review Board  
Minutes of Meeting  
Monday May 5, 2014**

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Members Present: Lenord Robinson, Chris Behn, Peter Monte, Bob Kaufmann and Tom Boyle.

Others Present: Bobbi and Mac Rood, Alan Hartshorn, Peter Lazorchak, Connie Hartshorn, Paula Hartshorn Brown, Jeff Brown, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:00 pm.

1. Application **2014-8-PUD** Request for a three lot PUD. The applicants L Macrae & Roberta Rood request a Final Plan Approval Hearing for a 3 lot Subdivision /PUD at 960 Fuller Hill Rd. The 11.1 acre parcel is located in the Rural Residential and Meadowland Overlay Districts. The applicants request that the proposed PUD be reviewed under the Rural Standards for an Upland Enclave. The property, an 11.1 acre parcel is located in the Rural Residential and Meadowland Overlay Districts and is identified as Warren Parcel Id. # 023002-301. This application requires review under Article 2, §2.2, Table 2.2 Rural Residential & Table 2.13 Meadowland Overlay Districts, Article 5, § 5.3, Conditional Use Review and Article 8 (Article 8. Planned Unit Development), 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. Sketch Plan (6.2) - **2014-16-SD**, ALAN & CONSTANCE HARTSHORN, Three Lot Minor subdivision.
3. Other Business

Mr. Monte called the meeting to order at 7:03 pm.

- 1) Application **2014-8-PUD** Request for a three lot PUD. The applicants L Macrae & Roberta Rood request a Final Plan Approval Hearing for a 3 lot Subdivision /PUD at 960 Fuller Hill Rd. The 11.1 acre parcel is located in the Rural Residential and Meadowland Overlay Districts. The applicants request that the proposed PUD be reviewed under the Rural Standards for an Upland Enclave. The property, an 11.1 acre parcel is located in the Rural Residential and Meadowland Overlay Districts and is identified as Warren Parcel Id. # 023002-301.

This application was continued from the hearing on March 31, 2014 where the DRB covered the standards under Article 8 for PUDs. The Roods were back with the final items requested to complete the Board's review. The first item presented was the 'Declaration of Covenants and Restrictions of the Rood Planned Unit Development'. This document was required as there are several shared facilities among the three units: maintenance, repair and reconstruction of a deck, walkway, electrical service, driveway sewage disposal system and water supply. One item still missing which was added by the DRB was the following line to Section Seventeen: "The prevailing party shall recover their reasonable attorney's fees and court costs in any action brought to enforce these covenants." The Board then reviewed the site plan that they had asked be modified to include the building envelopes on lots A and B and the clear identification of the area designated as open space.

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MOTION by Mr. Monte that the Board accepts the revised site plan as submitted and the Declaration of Covenants with the added language from the Board in Sec. 17, and therefore finds that these submittals satisfy the requirements of Article 8 and along with the previous findings from march 31, 2014 approve the application for a 3-unit PUD. SECOND by Mr. Kaufmann. VOTE: all in favor, the motion passes.

2) Sketch Plan (6.2) - 2014-16-SD, ALAN & CONSTANCE HARTSHORN, Three Lot Minor subdivision.

Mr. Lazorchak of McCain Consulting came before the Board to discuss a proposed three lot subdivision of the Hartshorn's 79 acre parcel off of Powderhound Road. The proposal is to create three (3) single family lots: one with the existing house of approx. 74.8 acres which includes 69 acres currently enrolled in the State Current Use program, a second lot of approx. 1 acre and a third lot of approx. 2 acres. Most of the discussion centered on access to the two new lots. The exiting driveway leading up to the current home is approx. 140 feet long and has a large section that is at a 17% grade. The proposal is to have one of the newly created parcels, to the north, be accessed off of the existing driveway. The second parcel, to the south could be accessed off of Huckleberry Lane which runs off of Powderhound Road behind the Powderhound condominiums. In discussing other options it was stated that to fix the 17% grade would incur significant erosion issues. They also considered that the existing drive could be designated as "pre-existing, non-conforming" and just limit any future development that might need to utilize that access. The DRB did say that they thought the Fire Department should have a look and give their assessment. Mr. Lazorchak also asked the Board if they could request a waiver from having to survey the entire parcel and instead just limit it to the newly created parcels setting aside the 69 +/- acres that are in current use. It was also discussed that instead of leaving the current use acreage as part of the existing house lot, that it be made its own lot making this application a 4-lot minor subdivision instead of a 3-lot subdivision.

3) Other Business

After signing some minutes and two decisions the meeting was adjourned at 8:28 pm.

Respectfully submitted,

Ruth V. Robbins

DRB/PC Assistant

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Peter Monte 6/16/14  
Peter Monte date

Lenard Robinson 6/16/14  
Lenard Robinson date

Chris Behn  
Chris Behn date

Tom Boyle 6-18-14  
Tom Boyle date

Bob Kaufmann  
Bob Kaufmann date

TOWN OF WARREN, VT

Received for Record 6/19 2014

at 10:15 o'clock A M and Received In

Vol. 229 Page 43-45

[Signature]

TOWN CLERK

VT Property Transfer Tax Return # \_\_\_\_\_

000042

TOWN OF WARREN, VI  
Received in Payment of Property Taxes for 1958  
of \$100.00 from Mr. J. J. [Name] [Address]  
[Address] [City] [State] [Zip]  
TOWN CLERK  
VI Property Transfer for Return & [Address]