

Town of Warren
Development Review Board
Minutes of Meeting
Monday August 4, 2014

Members Present: Lenord Robinson, Peter Monte, Tom Boyle, Bob Kaufmann and Virginia Roth.

Others Present: Richard Rivers, Miron Malboeuf and Ruth Robbins.

- 1) Application 2014-35-CU/ZP, Residential Accessory Structure in the Forest Reserve District; The applicant, Ellen R Garaffo Trustee for the Lisa & Paul Garaffo Trust, requests Conditional Use approval and set-back relief for the construct of an accessory structure, a three car garage. The location of the proposed garage is on the north- west side of the existing Single Family Dwelling. The property, located in the Forest Reserve District, is 10.5± acres, at 179 Sunset Drive and is Identified as Warren Parcel Id. # 001011-800.

Mr. Monte called the meeting to order at 7:08 pm.

The Garaffo conditional Use application was the main item on the DRB agenda. Mr. Rivers was representing the home owners who are wanting to build a three-car garage but are requesting some setback relief for the siting of the structure. The homeowners had submitted an application in July of 2013 that requested the construction of an addition and deck, on the west facing side and set-back relief for a shed on the property at 179 Sunset Drive. In reviewing this application the DRB members found that the findings of the last permit were also pertinent to this application. They found that both the subdivision and the existing house were both done prior to the establishment of the Forest Reserve District, thus it is classified as "pre-existing non-conforming". In addition, the existing house is situated below the road in such a way that it is not visible from the road or anywhere else for that matter.

MOTION by Mr. Monte that the Board finds that the main existing structure is pre-existing non-conforming and the proposed garage will not be visible to the public. **SECOND** by Mrs. Roth. **VOTE:** all in favor, the motion passed.

The Forest Reserve District calls for a 150 foot setback from the road. The house currently is at 115 feet and the garage is proposed to be at 110 feet. The maximum allowed relief is 30% or 45 feet and the applicant is only requesting relief of 40 feet.

MOTION by Mr. Monte that the Board finds the reduction in the setback requirement to 110 feet complies with Article 3, Sec. 3.6 (C) and that there is no encroachment on surface waters. **SECOND** by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

MOTION by Mrs. Roth that the Board finds the standards of Article 5, Sec. 5.3 (A) items 1-5 under Conditional Use Review to be either satisfied by the applicant or not applicable. **SECOND** by Mr. Boyle.

MOTION by Mr. Monte that the Board finds compliance with the standards under Table 2.1, Forest Reserve District, (F) items 1, 2, and 3 as the exterior will match the existing house, the roof will be either charcoal shingles or black metal, the lighting at the front of the garage is recessed and downcast and the proposed spot light towards the SE providing light to the house from the garage will be shaded and downcast. **SECOND** by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

000000

MOTION by Mr. Monte that that in order to comply with Table 2.1 (F) (4) and Sec. 3.4 both which call for appropriate erosion control measures, the applicant will be required to utilize a silt fence on the back side of the project facing the brook placed 140 to 150 feet from the brook before the commencement of construction and maintained until vegetation has been re-established 20 feet below any disturbed ground and extending 15 feet to the east and 15 feet to the west. **SECOND** by Mr. Robinson. **VOTE:** all in favor the motion passed.

MOTION by Mr. Monte that the DRB grants setback relief subject to any conditions already voted on and per the plans and specs submitted with the application. **SECOND** by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

In other business the members reviewed and signed the minutes of 6/16/14 and 6/30/14 as well as the decisions for Sims/Berlan and Davies. The mylar for the Rood PUD was also reviewed and signed.

The meeting was adjourned at 7:42 pm.

Respectfully submitted,

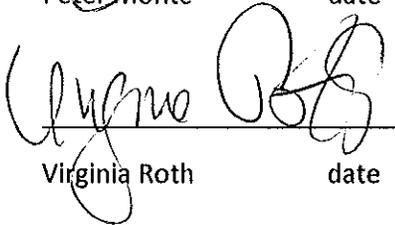
Ruth V. Robbins

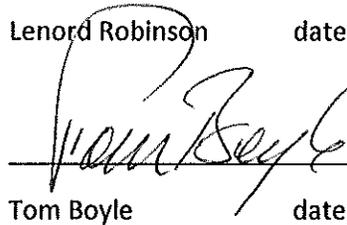
DRB/PC Assistant

Development Review Board

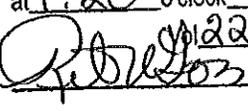
 8-18-14
Peter Monte date

Lenord Robinson date

 8-18-14
Virginia Roth date

 8-19-14
Tom Boyle date

Bob Kaufmann date

TOWN OF WARREN, VT
Received for Record 8/19 2014
at 1:20 o'clock P M and Received In
 Page 502-503
TOWN CLERK

VT Property Transfer Tax Return # _____