

**Town of Warren
Development Review Board
Minutes of Meeting
Monday October 20, 2014**

Members Present: Peter Monte, Chris Behn, Jeff Schoellkopf and Bob Kaufmann.

Others Present: Charlotte McHugh, Tom McHugh, John Crump, Todd Hathaway, John Grenier, Miron Malboeuf and Ruth Robbins.

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

- 1) Application 2014-70-SD. Sketch Plan Review. Thomas E & Charlotte L McHugh request Sketch Plan Review for a proposed two lot subdivision of an existing 4.4 +/- acres parcel of land located at 46 Sugarloaf Hill Road; Lot B 1.6+/- acres and Lot A of 2.8+/- acres. Lot B is being proposed for a single family residence with septic capacity for bedrooms. An in-ground septic system is being proposed for sewage disposal and an on-site drilled well is proposed for water supply. New Lot A is not proposed for development at this time, and is meant to be joined to the existing 1.1 +/- acre house lot across Sugarloaf Hill Road. Access onto Lot B is proposed from West Hill Rd. The applicants seek a determination from Development Review Board that the existing 1.1 +/- acre house separated by Sugar Hill Road can be considered a separate lot and subdivided from the house parcel by the road. The property is in the Rural Residential District (Parcel Id, # 016004-500).
- 2) Application 2014-64-CU, Conditional Use, Construction of a Development Road & Single Family Residence in the Meadow Land Overlay District. Review and sign required Mylar
- 3) Other Business:

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

1. Application 2014-70-SD. Sketch Plan Review. Thomas E & Charlotte L McHugh request Sketch Plan Review for a proposed two lot subdivision of an existing 4.4 +/- acres parcel of land located at 46 Sugarloaf Hill Road; Lot B 1.6+/- acres and Lot A of 2.8+/- acres.

Mr. Grenier, representing the land owners, presented to the DRB the proposed 2-lot subdivision on Sugarloaf Hill Road. The parcel is 4.4 acres and the request is to divide it into a 1.6 acre lot [Lot B] and a 2.8 acre lot [Lot A]. The site plan shows a proposed wastewater system for a four bedroom home and a well location for Lot B and there are no plans for development for Lot A at this time. Mr. Grenier noted that they need to acquire a road cut permit which they would do once they got some feedback from the DRB.

Discussion then took place regarding an intermittent stream located on Lot B. Though the stream is intermittent, there is also an area of wetlands. Both have setback requirements the minimum being 50 feet. The site plan shows honoring the 100 foot setback by the wetlands then comes closer to the 50 foot minimum in order to allow a to-be-determined building envelope to have a home built a more comfortable distance away from an abutting neighbor. The DRB was also told that stormwater and runoff management practices would be utilized during construction.

There were two abutting neighbors who voiced some concerns during the Sketch Plan review. Mr. Hathaway's home is the closest to the proposed development and requested that the impact of the closeness be minimized if at all possible. Mr. Crump was concerned about the residual leach migrating

[Type here]

to his pond and compromising the water quality of the pond. He emphasized that though it has been treated it still is residual from the leach fields and cause for concern. He also expressed great concern over the wastewater shield overshadowing his property line. He characterized it as a form of "taking" and vehemently opposed the location of the system that would produce a protection shield that encroached on his property. Mr. Monte commented that he did not think the DRB could deny a permit on the grounds of the overshadowing of the shield as it is allowed since the State approves the systems. Mr. Crump said he would then go to the State and appeal any permit the Board granted. The engineer, Mr. Grenier noted that Mr. Crump's pond was approx. 400 feet from the leach field. Mr. Behn stated that he thought Mr. Crump's objections were really with the State and not the DRB. Mr. Grenier pointed out that leach field locations are primarily dictated by the type of soils on a piece of property. He continued to say that they had met all the State guidelines and therefore did not feel compelled to make any changes.

The DRB suggested that the homeowner and the neighbors attempt to work out a solution before coming back for the next review. The Board also told the applicant that a defined building envelope and buffer lines would need to be included on the site plan as well.

2. Application 2014-64-CU, Conditional Use, Construction of a Development Road & Single Family Residence in the Meadow Land Overlay District. Review and sign required Mylar.

The Board continued the review and signing of the mylar until the next meeting.

3. Other Business

In other business the Board reviewed and signed the minutes from the previous meeting. The meeting was adjourned at 8:12 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Development Review Board

Peter Monte date

Bob Kaufmann date

Jeff Schoellkopf date

Chris Behn date