

**Town Of Warren
Development Review Board
Minutes of Meeting
Monday November 17, 2014**

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

Others Present: Lani and Tom McHugh, Miron Malboeuf and Ruth Robbins.

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

- 1) Application **2014-70-SD**, Final Plan Review: **Thomas E & Charlotte L McHugh** requests Final Plan Review for a proposed two lot Minor Subdivision of an existing 4.4 +/- acres parcel of land located at 46 Sugarloaf Hill Road; The applicants propose a two lot subdivision, with Lot A. being 2.6+/- acres and Lot B being 1.8+/- 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 7:00 pm.

1. Application **2014-70-SD**, Final Plan Review: Thomas E & Charlotte L **McHugh** requests Final Plan Review for a proposed two lot Minor Subdivision of an existing 4.4 +/- acres parcel of land located at 46 Sugarloaf Hill Road; The applicants propose a two lot subdivision, with Lot A. being 2.6+/- acres and Lot B being 1.8+/- acres.

Mr. McHugh reported to the DRB that the concerns expressed by his neighbors at the previous hearing had been discussed since that time and that there was no further issues. He then went over the site plan showing that the leech field honors the 25 foot setback, that a small portion of the setback from a small perennial stream was placed at the minimum of 50 feet, and a maintained screening area upon mutual agreement with the owners to the north parcel # 016004-401. A defined building envelope [noted as building "zone"] was also established. The DRB has requested that the final mylar reflect the boundary as a Building Envelope [BE] for consistency with Warren's regulations.

MOTION by Mr. Monte that the Board finds that the 50 foot stream setback will not adversely affect the standards of Article 3, Sec. 3.13 Surface Water Protection (B) items (1), (2), and (3). **SECOND** by Mr. Behn. **VOTE:** all in favor, the motion passed.

Under Article 5, Conditional Use Review Mr. Behn **MOVED** that the Board finds the standards under Sec. 5.3 Conditional Use Review Standards (A) items (1) through (5) to be satisfied. **SECOND** by Mr. Schoellkopf. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that based on the Board's afore voted on finding that they grant permission for a 50 foot stream setback versus the required 100 foot setback. **SECOND** by Mr. Behn. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that as per Article 6, Sec. 6.1 (C) (1) the Board finds that this project is classified as a Minor Subdivision. **SECOND** by Mr. Behn. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that if approved a condition will be that the area measured 25 feet in a southerly direction from the common boundary line between Lot B and the abutting property to the north identified as Warren Parcel ID # 016004-401, all existing vegetation will be maintained and no trees, shrubs or other vegetation will be cut or removed from this buffer area unless the trees are dead, dying or pose a threat of bodily injury or property damage. **SECOND** by Mr. Schoellkopf. **VOTE:** all in favor, the motion passed.

Under Article 7, Subdivision Standards, Mr. Schoellkopf **MOVED** that the requirements under Sec. 7.2 General Standards are found to be satisfied. **SECOND** by Mr. Monte. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Behn that the Board finds the standards under Sec. 7.3 through 7.10 are either satisfied or not applicable to this application. **SECOND** by Mr. Monte. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that the DRB approves the application for a two-lot subdivision based subdivision as per the findings and conditions voted on by the Board and the usual standard conditions including that the project must be built and completed in accordance with the plans and specifications submitted. **SECOND** by Mr. Schoellkopf. **VOTE:** all in favor, the motion passed.

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 members reviewed and signed the Mylar for the renewed Conditional Use approval for the Underhill property at 1695 Fuller Hill Road parcel ID # 023003600.

Mr. Monte adjourned the meeting at 7:39 pm.

Development Review Board

Peter Monte date

Chris Behn date

Jeff Schoellkopf date