

**Town of Warren
Development Review Board
Minutes of Meeting
Monday June 15, 2015**

Members Present: Peter Monte, Tom Boyle, Bob Kaufmann, Jeff Schoellkopf and Virginia Roth.

Others Present: Charles Grenier, Mark Bennett, Chris and Maria Burfoot, Miron Malboeuf and Ruth Robbins.

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

1. Application **2015-30-CU**; Conditional Use for a Single Family Dwelling in the Forest Reserve District submitted by Mark **Bennett**, applicant on behalf of Aldo & Rosina Macioce, owners. The applicant seeks seeking Conditional Use Approval for the construction of a single family residential dwelling in the Forest Reserve District. The property of consist of 3. +/- Acres, parcel ID # 001010-920, and is located on Burnt Mountain Road off of the Roxbury Mountain Road.
2. **Sketch Plan** Review Maria & Christopher **Burfoot**, 4537.VT RTE 100, 20 ACRES & 2 Dwellings, Three Lot Minor Subdivision, Parcel Id. #100006-000
3. Other Business:

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

1. Application 2015-30-CU; Conditional Use for a Single Family Dwelling in the Forest Reserve District submitted by Mark Bennett, applicant on behalf of Aldo & Rosina Macioce, owners. The applicant seeks seeking Conditional Use Approval for the construction of a single family residential dwelling in the Forest Reserve District. The property of consist of 3. +/- Acres, parcel ID # 001010-920, and is located on Burnt Mountain Road off of the Roxbury Mountain Road.

Mr. Bennett is purchasing a parcel from the Macioces that is located in the Forest Reserve District upon which he plans to build a house. He is requesting setback relief of 75 feet as the standard calls for a 150 foot front setback and with the lot being a pre-existing non-conforming lot of only 3+/- acres [the standard is a minimum of 25 acres] he is finding it difficult to site a home and the infrastructure to the standard. The front of the house will face west, northwest towards Sugarbush ski area. Mr. Monte informed the applicant that being located in the Forest Reserve District meant that one requirement of any permit would be that all windows facing south or west had to have year round screening or non-reflective glass. Mr. Bennett said it was his intention from the beginning to have year round screens on all windows. The topic of steep slopes was brought up due to the slope of the parcel. Mr. Bennett told the Board that four-foot retaining walls would be utilized to stabilize the slope that the house will be built into along with the appropriate erosion control measures. The next issue was that of tree cutting as the house will be facing west with a view of Sugarbush. It was discussed that there is a 6,000 to 7,000 square foot area that would provide a view but that there should be selective cutting and not a wide open clear cut area.

MOTION by Mr. Monte that a condition of any approval will be the requirement that a minimum of ten (10) trees, evenly distributed within the 6,000 to 7,000 square foot area in front of the proposed dwelling with a minimum trunk diameter of six inches at chest height remain after any cutting for the

building of the house. It is also a requirement that the remaining trees are to be replaced should they become diseased or die. SECOND by Mr. Kaufmann. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that the dwelling is required to have non-reflective glass windows or year round screens on the windows facing northwest. SECOND by Mr. Boyle. VOTE: four (4) members in favor, one (1) member abstained. The motion passed with the majority in favor.

MOTION by Mr. Monte that the Board finds Sec. 9.6 Variances, (A) (1) to be satisfied by the application. SECOND by Mr. Kaufmann. VOTE: all in favor, the motion passed.

MOTION by Mr. Schoellkopf that the Board finds Sec. 9.6 (A) (2) to be satisfied by the application. SECOND by Mr. Kaufmann. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that the Board finds Sec. 9.6 (A) (3) to be satisfied by the application. SECOND by Mr. Kaufmann. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that the Board finds Sec. 9.6 (A) (4) to be satisfied by the application. SECOND by Mr. Boyle. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that the Board finds Sec. 9.6 (A) (5) to be satisfied by the application with a minimum setback of 75 feet. SECOND by Mr. Kaufmann. VOTE: all in favor, the motion passed.

MOTION by Mr. Schoellkopf that a requirement of any approval is that the exterior surfaces of the dwelling be of muted earth tones. SECOND by Mr. Boyle. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that the Board finds that Table 2.1 Forest Reserve District (F) Supplemental Development Standards – conditional Uses, item (1) Clearing and Landscaping, is satisfied by the application. SECOND by Mrs. Roth. VOTE: all in favor, the motion passed.

MOTION by Mr. Kaufmann that the Board finds that Table 2.1 Forest Reserve District (F) Supplemental Development Standards – conditional Uses, item (2) Access, is satisfied by the application. SECOND by Mr. Monte. VOTE: all in favor, the motion passed.

MOTION by Mr. Schoellkopf that the Board finds that Table 2.1 Forest Reserve District (F) Supplemental Development Standards – conditional Uses, item (3) Placement of Structures, is satisfied by the application. SECOND by Mr. Monte. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that the Board finds that Table 2.1 Forest Reserve District (F) Supplemental Development Standards – conditional Uses, item (4) Erosion Control, is satisfied by the application. SECOND by Mr. Kaufmann. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that the Board finds that Table 2.1 Forest Reserve District (F) Supplemental Development Standards – conditional Uses, item (5) Setbacks, is satisfied by the previously voted on approval for a variance [Sec. 9.6] by the Board and as authorized by this standard. SECOND by Mrs. Roth. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that based on the findings of the DRB that the application satisfies the standards for development in the Forest Reserve District for conditional use and subject to any conditions hereto-voted on, the DBR approves the application as submitted.

2. Sketch Plan Review Maria & Christopher Burfoot, 4537.VT RTE 100, 20 ACRES & 2 Dwellings, Three Lot Minor Subdivision, listed as Parcel Id. #100006-000.

Chris and Maria Burfoot came before the DRB to see what the issues might be if they went forward with subdividing their land, parcel id # 100006-102. Two residential dwellings currently exist on the land which the Burfoot's claim has an Act 250 subdivision for the two homes. They want to further subdivide to create a third lot that would accommodate the development of a 3- bedroom dwelling. They also told the DRB that the water source for the two existing homes was shared with an abutter but that the proposed new lot would have its own well. The driveway/access to the proposed new lot and dwelling has yet to be determined. The DRB told the Burfoots that they would need to 1) have an agreement for the shared driveway and water source, 2) indicate building envelopes for all lots [existing and proposed] and 3) determine the access/driveway to the proposed new lot with erosion control plan and State "ok" if a new curb cut off of VT Rte. 100 was required.

3. Other business

In other business the Board reviewed and signed four decisions: LaRock, Snow, SB Valley Chair Lift and SB Golf Course Aggregate storage. The next scheduled meeting of the DRB is Monday June 29, 2015 at 7:00 pm.

The meeting was adjourned at 8:34 pm.

Respectfully submitted,

Ruth V. Robbins

DRB/PC Assistant

Development Review Board

Peter Monte date

Jeff Schoellkopf date

Tom Boyle date

Virginia Roth date

Bob Kaufmann date