

**Town of Warren
Development Review Board
Minutes of Meeting
Monday June 29, 2015**

Members Present: Peter Monte, Tom Boyle and Don Swain.

Others Present: Aaron Locker, Dave Olenick, Miron Malboeuf and Ruth Robbins.

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

1. Application **2015-40-CU**; Conditional Use for Conversion of a Single Family Dwelling to a Duplex Dwelling. The Application is related to the property currently owned by the **Vermont Food Bank** (the former Kingsbury Farm property). The request is to convert the existing residential structure from the currently permitted 3 bedroom single family residence with an administrative office for 11 volunteers, to a Duplex Dwelling. The applicant, and **Aaron Locker** the prospective purchaser, seeks Conditional Use Approval for this conversion. The property, located in the Rural Residential District, consists of 20. +/- Acres, parcel ID # 001010-920, and is located at 284 Vermont RTE. 100.
2. Application **2015-23-CU**. Appeal of a finding by the Administrative Officer that Land Development activity is taking place without the proper permit. **The Frisk Family Trust** requests the appeal of this finding. The Land Development Activity consists excavation requiring removal of ledge via blasting & drilling of subsurface material. The 22.8± acre parcel is identified as Lot 2C/11 (Activity commenced prior to approval, (issuance of a Zoning Permit). This action has been corrected by the completed filing of a zoning permit and approval by the Administrative Officer.
3. New/Other Business:

Mr. Monte called the meeting to order at 7:17 pm.

- 1) Application **2015-40-CU**; Conditional Use for Conversion of a Single Family Dwelling to a Duplex Dwelling. The Application is related to the property currently owned by the **Vermont Food Bank** (the former Kingsbury Farm property) and is under contract by Aaron Locker.

Mr. Olenick, representing the potential buyer, Mr. Locker, told the Board that in order to make the purchase transaction economically feasible the current single family residence needed to be converted to a duplex so that rental income could be acquired. The purchaser would live in one unit and rent out the other one. The building is currently a 3-bdrm single family residence with an administrative office for up to eleven volunteers. He continued to tell the Board that McCain Consulting has submitted an application to the state for a permit allowing for a duplex. The renovation to the building is expected to be relatively minor to create two separate living spaces. It was also noted that the only retail sales would be from the Community Supported Agriculture [CSA] which is allowed as an agricultural enterprise.

The Board then went to Article 5 Conditional Use Review Sec. 5.3 (A) General Standards.

MOTION by Mr. Monte that the Board finds that the applicant has satisfied the standards under Sec. 5.3 (A) items 1 through 5. SECOND by Mr. Boyle. VOTE: all in favor, the motion passed.

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MOTION by Mr. Swain that the Board approves the application for the creation of a duplex out of the existing single family dwelling as presented. SECOND by Mr. Boyle. VOTE: all in favor, the motion passed.

- 2) Application **2015-23-CU**. Appeal of a finding by the Administrative Officer that Land Development activity is taking place without the proper permit.

This action has been corrected by the completed filing of a zoning permit and approval by the Administrative Officer.

- 3) New/Other Business

In new/other business staff informed the Board that unless a new application came in tomorrow, there would be not be any scheduled meetings in July. There will be a request for some signatures so keep an eye on your email.

The meeting was adjourned at 7:38 pm.

Respectfully submitted,

Ruth V. Robbins

DRB/PC Assistant

Development Review Board

Peter Monte date

Don Swain date

Tom Boyle date