

**Town of Warren
Development Review Board
Minutes of Meeting
Monday May 18, 2015**

Members Present: Jeff Schoellkopf, Chris Behn, Tom Boyle and Don Swain.

Others Present: Margo Wade, Steve Askew, Laurie Boerma, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:00pm

- 1) Application **2015-19-CU**; Minor revision to application 2014-30-CU, Revised construction plan for new parking Lot F. at the Lincoln Peak Base Area. The applicant, **Summit Ventures NE, LLC** requests permission to revise the construct plan for Parking Lot F located on a 49.2 acre parcel in the Vacation Residential District (VR). The property is identified as 250010-000 in the 2014 Town of Warren Grand List.
- 2) Application **2015-21-CU**. Conditional Use, Cottage Industry, Art Gallery: The applicant, **Steve Askew & Leah Ellen Kucera**, request conditional use approval to construct an accessory structure to house a recording studio, as Cottage Industry (Home Occupation) The applicants also request a boundary line adjust .10 ± acres, with the adjacent 13 acre parcel, owned by Hans & Laurie Boerma at 108 Lois lane and their 5.29 acre parcel at 1099 Plunkton Road. The property is the Rural Residential District (RR) and is identified as 028002-200 and 028002-601, respectively, in the 2014 Town of Warren Grand List.
- 3) Review and sign Mylar: 2014-70-SD, Thomas E & Charlotte L McHugh.
- 4) Other Business:

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

1. Application 2015-19-CU; Minor revision to application 2014-30-CU, Revised construction plan for new parking Lot F. at the Lincoln Peak Base Area. The applicant, Summit Ventures NE, LLC requests permission to revise the construct plan for Parking Lot F located on a 49.2 acre parcel in the Vacation Residential District (VR). The property is identified as 250010-000 in the 2014 Town of Warren Grand List.

The first item up for review was a requested revision to the previously approved new parking lot (Lot F) at the Lincoln Peak Base area. The original plan showed a stormwater pond that in order to be constructed would need to have an easement from the neighboring land owner, The Bridges as it was partially on their land. Unfortunately the easement did not happen and a “plan b” was developed that consists of an infiltration trench/swale which has been permitted by the VT Agency of Natural Resources as an alternative to the stormwater pond. Ms. Wade also gave the Board an update on what was left to be completed on the parking lot as they ran out of time last fall pushing some of the construction to this season. The members then looked at Article 5, Conditional Use Sec. 5.3 (A) General Standards.

MOTION by Mr. Behn that the Board finds Sec. 5.3 (A0 items 1 through 4 are not adversely affected by the proposed amendment by the applicant. SECOND by Mr. Boyle. VOTE: all in favor, the motion passed.

MOTION by Mr. Behn that the Board finds Sec. 5.3 (A) item 5 is satisfied by the application with the use of LED lighting and the plan for the installation of an EV outlet. SECOND by Mr. Boyle. VOTE: all in favor, the motion passed.

The Board discussed whether or not a review of Sec. 5.3 (B) Specific Standards was called for and they agreed it was not. The applicant noted for the Board that the amendment plan will not require any new cutting of trees.

MOTION by Mr. Behn that the Board approves the applicant's request for an amendment to their permit that will allow for an infiltration trench instead of the stormwater pond that was originally planned. It is noted by the Board that the erosion control plan has been modified to be consistent with the amended plan. SECOND by Mr. Schoellkopf. VOTE: all in favor, the motion passed.

2. Application **2015-21-CU**. Conditional Use, Cottage Industry, Art Gallery: The applicant, **Steve Askew & Leah Ellen Kucera**, request conditional use approval to construct an accessory structure to house a recording studio, as Cottage Industry (Home Occupation). The applicants also request a boundary line adjust .10 ± acres, with the adjacent 13 acre parcel, owned by Hans & Laurie Boerma at 108 Lois lane and their 5.29 acre parcel at 1099 Plunkton Road.

The applicant, Steve Askew explained to the Board that he wanted to build a music/recording studio to be used as his home occupation as a recording engineer/producer. To accomplish this, he has also reached an agreement for a boundary line adjustment with his neighbors the Boermas. The structure will be 32 feet by 56 feet and has been professionally designed to be soundproof to 60 dB. A letter from the Wes Lachot Design Group is part of the application and it goes into detail about the design and soundproofing that will be done. The studio will be accessed by the current driveway and the building is screened by existing trees and vegetation from neighbors and the road. The exterior of the studio will be barnlike in its appearance and finishes [vertical wood siding in a natural color] in keeping with other structures in the area. There is a letter from Mr. McCain that states that the existing wastewater system is adequately sized to accommodate the studio. Mr. Askew said that there is no anticipated traffic of any consequence that will be coming and going from the studio. For those times when a small group may be there for a recording session the plan clearly shows that there is ample parking. Mr. Malboeuf, the Zoning Administrator noted for the Board that the proposed plan satisfies the required Dimensional Standards for the Rural Residential District.

The Board then reviewed the standards under Article 4, Specific Uses, Sec. 4.8 Home Based Businesses.

MOTION by Mr. Schoellkopf that the Board finds the applicant has satisfied the standards of Sec. 4.8 (B) Cottage Industry items 1, 2, 3 and 4. SECOND by Mr. Behn. VOTE: all in favor, the motion passed.

MOTION by Mr. Schoellkopf that the applicant has satisfied the standards of Sec. 4.8 (B) items 5, 6, and 7. SECOND by Mr. Behn. VOTE: all in favor, the motion passed.

MOTION by Mr. Behn that the applicant has satisfied the standards of Sec. 4.8 (B) items 8, 9 and 10. SECOND by Mr. Schoellkopf. VOTE: all in favor, the motion passed.

MOTION by Mr. Behn that the applicant has satisfied the standards of Sec. 4.8 (B) items 11 and 12. SECOND by Mr. Swain. DISCUSSION: The applicant was asked if he planned on adding any signs. Mr. Askeew told the Board that he was not looking to advertise his business but that a small directional sign along the driveway may be used so that when visitor came they would know where to go. VOTE: all in favor, the motion passed.

The Board then reviewed the standards for conditional Use.

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

MOTION by Mr. Behn that the Board finds as per Article 6, Sec. 6.2 (E) that the Administrative Officer can issue a permit allowing a boundary line adjustment subject to the filing of a mylar showing the new boundaries within 180 days of the signing of the decision issued by this Board. SECOND by Mr. Boyle. VOTE: all in favor, the motion passed.

MOTION by Mr. Schoellkopf the Board having found that the applicant has satisfied the applicable standards hereby grants Conditional Use approval for the construction of a recording studio to be utilized as a home based business. SECOND by Mr. Behn. VOTE: all in favor the motion passed.

3. Other Business

In other business the DRB reviewed and signed the minutes and the mylar for the McHugh minor subdivision. The meeting was adjourned at 8:05 pm.

Respectfully submitted,
Ruth V. Robbins
DRB/PC Assistant
Development Review Board

Jeff Schoellkopf date

Chris Behn date

Don Swain date

Tom Boyle date