

**Warren Development Review Board**  
**Site Visit and Regular Meeting Notice and Agenda**  
**Monday, June 20<sup>th</sup>, 2016, 7:00 p.m.,**  
**Warren Municipal Building Conference Room (Old Library)**  
**Agenda**

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**SITE VISIT 6:00 pm: 1303 FULLER HILL ROAD, GARDNER 2 LOT PROPOSED SUBDIVISION, the Rural Residential and Meadowland Overlay District, property id # 023002-400.**

**Public Hearing**

Call the meeting to order, 7:00 pm

**I. HEARINGS MEETING**

- 1. Application 2015-21-NOT.VIOLAP., Appeal of zoning violation cited on October 21, 2015 and appealed by the property owner, Salvatore & Nancy Romano and the Grand Hollow Association, on November 6th, 2015. The citation issued after a site visit on October 21, 2015 stated that *“On October 21, 2015, I conducted a site visit to your property. After reviewing notes and zoning permit application 2008-50-ZP. I find that you are in violation of the Warren Land Use & Development Regulations. You have constructed a wall and excavated on slopes greater than 15 % and in an area within the repair buffer and set-back of Clay Brook. The following are the sections of the Warren Land Use & Development Regulations: under which I am issuing this violation and all excavation should stop at once***

The appellants request relief for their excavation on slopes greater than 15% and for their incursion into the riparian buffer. The property is located at 287 Grand Hollow Road, in the Rural Residential District, property id # 311006.

- 2. Application 2016-24-CU, The applicant, S. W. Farms, LLC, requests Conditional Use for conversion of an existing agricultural structure into a residential apartment (principal dwelling) on the second story of an existing horse barn. The existing structure will require a Vermont waste water permit. The property, 7 acres & stable with hayloft, is located at 110 Plunkton Road, in the Meadow Land and Rural Residential Districts, property id # 028000-100**
- 3. Review and re-approve application 2016-15-SD, Two Lot Minor Subdivision: The applicants, Charles & Nancy Taplin, request Final Plan Review for a two lot minor subdivision. The applicant proposed to lot subdivision of an existing 36-acre parcel. Lot 1 will containing the homestead and 34+/- acres. Lot 2 will be 2-acres containing an existing Accessory Dwelling. The project is located in the Rural Residential District (RR), and is located at 344 Dimetro Rd and is identified as Warren Parcel Id. # 023001-701**

**II. Adjourn Meeting,**

**Pursuant to 24 V.S.A. §§ 4464(a) (1) (C) and 4471(a), participation in this local proceeding is a prerequisite site to the right to take any subsequent appeal.** A project description, application materials, and site plans for this project are available for public review at the Planning and Zoning/Warren Town Clerk's Office during regular office hours. If you have any questions regarding this application/hearing, please do not hesitate to contact the Planning and Zoning Office located in the Conference Room (old library) of the Warren Municipal Building at 42 Cemetery Road in Warren Village.

Next Meeting-JULY 18<sup>TH</sup>, 2016