

Town of Warren
Development Review Board
Minutes of Meeting
Monday May 16, 2016

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

Others Present: Joe Kasper, Neil Johnson, Ron Simpson, Pat Simpson, Miron Malboeuf and Ruth Robbins.

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

- 1) Application **2016-20 SD**, Final Plan Review for a 2 lot Minor Subdivision; The applicant, **Mad Gap Corporation** request approval for the subdivision of an existing 116 Acre parcel with a dwelling and accessory structure in to 2 parcels; a 27 Acre parcel with the existing structures and an 89 parcel. No development is prosed for the 89 acres parcel. The property is located at 420 Lincoln Gap Road, in the Rural Residential District, property id # 003000-800.
- 2) Sketch Plan Review **2016-25-SD**. Joe **Kasper**, proposed two minor subdivision at 1084 Plunkton Rd in the Rural Residential District, property id # 028002-301.

Mr. Monte called the meeting to order at 7:08 pm.

Application **2016-20 SD**, Final Plan Review for a 2 lot Minor Subdivision; The applicant, **Mad Gap Corporation** request approval for the subdivision of an existing 116 Acre parcel with a dwelling and accessory structure in to 2 parcels; a 27 Acre parcel with the existing structures and an 89 parcel.

The applicant, Mad Gap Corp. who had a Sketch Plan Review on Monday April 4th, came before the Board for Final Plan approval for a 2-lot subdivision. The DRB reviewed the proposed site plan that reflected the changes the Board had suggested at the Sketch Plan review.

MOTION by Mr. Monte that a condition of any approval will prohibit development on Lot 4 without prior approval by the Warren Development Review Board and this condition is to be stated on the recorded subdivision plat. SECOND by Mr. Schoellkopf. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that the Board finds the standards under Sec. 7.2 General Standards [for subdivision] (A) through (H) have been satisfied by the applicant. SECOND by Mr. Behn. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that Sections 7.3 through 7.10 have been found by the Board to be satisfied. SECOND by Mr. Behn. VOTE: all in favor the motion passed.

MOTION by Mr. Monte that the Board approves the application requesting a 2-lot subdivision as shown on the site plan revised 4/22/16 and subject to the verification, in writing, of the actual acreage of lot 4 which will be reflected on the final plat, and all other conditions either voted on or required for subdivisions. SECOND by Mr. Behn. VOTE: all in favor, the motion passed.

Sketch Plan Review **2016-25-SD**. Joe **Kasper**, proposed two minor subdivision at 1084 Plunkton Rd in the Rural Residential District, property id # 028002-301.

Mr. Kasper came before the DRB from a Sketch Plan review of a proposed 2-lot subdivision of his 10+/- acre lot on Plunkton Road. The site plan showed a proposed lot line that would divide his lot into two almost equal sized lots. The plan also indicated the location of the existing house, well and existing wastewater system, beaver ponds, class 2 wetlands and a proposed building envelope with proposed wastewater system and well. After a review of the proposal the DRB had two items that needed to be done: 1) obtain a road access permit [or at least some feedback as to possibility] as the proposed new drive is very close to a new drive on the Sanborn property adjacent to him and 2) clearly defined building envelopes for both parcels that excludes any conservation areas.

In new and other business the members reviewed and signed minutes and decisions. The meeting was adjourned at 7:48 pm.

Respectfully submitted,

Ruth V. Robbins

DRB/PC Assistant

Development Review Board

Peter Monte date

Chris Behn date

Tom Boyle date

Jeff Schoellkopf date