

Town of Warren  
Development Review Board  
Minutes of Meeting  
Monday April 4, 2016

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Members Present: Peter Monte, Chris Behn, Tom Boyle and Bob Kaufmann.

Others Present: Alice Olenick, Miron Malboeuf and Ruth Robbins.

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

1. Application **2016-20-SD**, Sketch Plan Review for a minor two lot subdivision. The applicant **Mad Gap Corp** has requested meeting with the Warren Development Review Board discuss a two lot subdivision. The property is located in the Rural Residential District at 420 Lincoln Gap Road and is identified as Warren Parcel Id. # 0030 00-800.
2. Adjourn Meeting
3. DELIBERATIVE SESSION (if required)

Mr. Monte called the meeting to order at 7:00 pm.

- 1) Application 2016-20-SD, Sketch Plan Review for a minor two lot subdivision. The applicant Mad Gap Corp has requested meeting with the Warren Development Review Board discuss a two lot subdivision. The property is located in the Rural Residential District at 420 Lincoln Gap Road and is identified as Warren Parcel Id. # 0030 00-800.

Attorney Alice Olenick was representing the Mad Gap Corporation that owns approximately 116 acres on the Lincoln Gap Road. The applicant is requesting a two-lot subdivision with one lot consisting of 27 acres and the rest 89 acres. The 27 acre lot would have 2 acres designated for the existing house and the remaining 25 acres maintained in the state current use program. There are no present plans for the remaining 89 acres that will be retained by Mad Gap Corporation. The first question asked was regarding why the proposed subdivision line was a meandering line versus a straight line and the DRB was told that it followed what appears to be an old logging road. That brought up the question of whether or not that logging road provided a right-of-way to the other 89 acres. It was left that a right of way is to be determined. It was also noted that straighter boundary lines could be utilized for the subdivision. Mr. Malboeuf also noted that a review of some of the significant wildlife habitat should be taken into consideration by the Board. Mr. Monte said that it was his opinion that there should be a provision for a riparian buffer zone and a condition of any subdivision approval that there shall not be any development on the remaining 89 acres without DRB review and approval. The Board then put together a short "laundry list" for the applicant: 1) plat should show both lots and a building envelope for the existing dwelling, 2) the building envelope should exclude the forested riparian habitat to maintain a 50 foot buffer zone as well as exclude any slopes equal to or exceeding 15%, and 3) utilize straight lines for the newly created lots [if possible]. The Board then told Ms. Olenick to check with staff about when they could come back before the Board.

The DRB then took up the business of conducting their Annual Meeting to elect officers for the Board. Mr. Behn moved that they elect Mr. Monte as Chairman and Mr. Boyle seconded. The vote was unanimously in favor of Mr. Monte being the Chairman. Mr. Monte made a motion to elect a slate

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consisting of Mr. Schoellkopf as Vice Chairman and Ms. Robbins as Secretary. Mr. Kaufmann seconded the motion and the vote was unanimously in favor of the proposed slate.

In other business Mr. Malboeuf shared with the Board some of the upcoming applications. The members reviewed and signed the Long Associates and the Morse mylars. Mr. Monte and Mr. Boyle said they would be available for the April 18<sup>th</sup> meeting.

The meeting was adjourned at 8:17 pm.

Respectfully submitted,

Ruth V. Robbins

DRB/PC Assistant

Development Review Board

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Peter Monte                      date

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Chris Behn                      date

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Tom Boyle                      date

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Bob Kaufmann                      date