

**Town of Warren
Development Review Board
Minutes of Meeting
Monday April 18, 2016**

Members Present: Peter Monte, Virginia Roth and Tom Boyle.

Others Present: David Olenick, Scott Kingsbury, Miron Malboeuf and Ruth Robbins.

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

- 1) Application **2016-05-SD**, (Continued from Site Visit of February 24th, 2016 & Meeting of March 24, 2016.) Subdivision Amendment to the "Berggren" subdivision issued by the Planning Commission on November 11th, 1989. The applicant, Scott **Kingsbury**, requests an amendment to the previously filed plat to relocate the permitted house site and building envelope. The applicant proposes to construct a single family dwelling on the 5.3 acre property which is located in the Forest Reserve (FR), and Rural Residential District (RR), and is owned Paul L & Christina M **Baccari**. The property is located on the Roxbury Mountain Road across from number 1069 and is identified as Warren Parcel Id. # 001011-100.

Mr. Monte called the meeting to order at 7:07 pm.

The applicant, Mr. Kingsbury had submitted an updated site plan that shows the contours of the property. The Board reviewed the plan and commented that there have been times when contractors have neglected to honor the conditions of employing adequate erosion control measures. Thus, with there being some grades of 15% or greater as indicated by the contours on the site plan that the Board would conduct a Conditional Use Review regarding development on steep slopes as required under Article 3. Mr. Kingsbury also informed the Board that he would be doing the excavating himself.

MOTION by Mr. Monte that the Board finds that the areas to be developed in both building envelopes falls under the requirements of Article 3, Sec. 3.4 (B) (1) therefore requiring Conditional Use review. SECOND by Mr. Boyle. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that a condition of any approval will be that the applicant is required to satisfy the following standards under Sec. 3.4 (D) items (6) and (8). SECOND by Mr. Boyle. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that the Board finds that the requirements of Sec. 3.4 (D) are satisfied with the inclusion of the erosion control plan on the site plan and conditions already voted on. SECOND by Mr. Boyle. VOTE: all in favor, the motion passed.

MOTION by Mr. Monte that the Board finds that the standards under Sec. 5.3 (A) (1 – 5) Conditional Use General Standards are satisfied by the applicant. SECOND by Mr. Boyle. VOTE: all in favor, the motion passed.

Mr. Monte opened up to the Board as to whether or not they felt any of the standards under Sec. 5.3 (B) needed further consideration and the consensus was that it had all been covered by previous findings and conditions.

MOTION by Mr. Monte that the Board approves the applicant's request to amend a previously approved plat subject to the findings and conditions voted on by the Board. SECOND by Mr. Boyle. VOTE: all in favor, the motion passed.

In other business Mr. Malboeuf briefly shared with the Board some of the upcoming applications to be heard by the DRB. The meeting adjourned at 7:42 pm.

Respectfully submitted,

Ruth V. Robbins

DRB/PC Assistant

Development Review Board

Peter Monte date

Virginia Roth date

Tom Boyle date