

**Town of Warren
Development Review Board
Minutes of Meeting
Monday October 3, 2016**

Members Present: Jeff Schoellkopf, Bob Kaufmann and Tom Boyle

Others Present: Martin and Caroline Swanson, Miron Malboeuf and Ruth Robbins.

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

1. **2016-55-CU**, Setback relief of 7.5 ft. from the District Standards for a Residential Garage. The applicants, Martin & Caroline **Swanson**, requests Conditional Use Approval under Development Review and Height & Setback Requirements, for detached garage. The project is located in the Rural Residential District (RR) at 126 Upper Pines Road, and is identified as Warren Parcel Id. # 005003-200.
2. Deliberative Session (as necessary)

Mr. Schoellkopf called the meeting to order at 7:03 pm.

- 1) **2016-55-CU**, Setback relief of 7.5 ft. from the District Standards for a Residential Garage. The applicants, Martin & Caroline **Swanson**, requests Conditional Use Approval under Development Review and Height & Setback Requirements, for detached garage.

The applicant is requesting setback relief for the building of an accessory structure/garage to be used for storage purposes. The location of the proposed garage is west and a little south of the primary dwelling. The immediate neighbor to the west who would be most affected by the structure submitted a letter dated 8/17/16 stating that they had no objection as to its placement. The Board agreed that the proposed development met the criteria under Sec. 3.6 Height and Setback Requirements (C) (1) which allows for setback relief in the amount of 30% of the setback requirement [the setback requirement is 25 feet. The relief of a 30% reduction would allow for a setback of only 17.5 feet from the property line]. The Board also pointed out to the applicant that the measurement is taken from the drip edge or furthest point out of the structure to the boundary, not from the foundation.

MOTION by Mr. Schoellkopf that the application satisfies the standards under Conditional Use Review Sec. 5.3 (A) items (1) through (5). SECOND by Mr. Boyle. VOTE: all in favor, the motion passed.

The applicant was apprised that the ordinance calls for any exterior lighting to be downcast.

MOTION by Mr. Schoellkopf that the Board approves the request for set-back relief of the full 30% allowed reducing the setback to 17.5 feet. SECOND by Mr. Kaufmann. VOTE: all in favor, the motion passed.

With no further business to be brought before the Board the meeting was adjourned at 7:22 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant
Development Review Board

Jeff Schoellkopf date

Tom Boyle date

Bob Kaufmann date