

**Warren Development Review Board**  
**Wednesday, May 4, 2005**  
**Municipal Building**  
**Public Meeting**  
**7:00 p.m.**  
**Agenda**

1. Call meeting to Order 7:00 pm
2. **#2005-08-SD**, *Boundary Line Adjustment Article 6.2 (E)*, submitted by Bannon Engineering on behalf Jane Austin, seeking approval of a Two Lot Subdivision of 86 ± acres located off Cider Mountain Road, parcel # 012002-600. Located in **Forest Reserve District**. 10. Acres will be added to the adjacent existing parcel, #012003-000 owned by Chisel Tooth Group, Inc. The property is located on Inferno Road in the Rural Residential /Forest Reserve Districts. This project requires review under Article 6, *Subdivision Review*, and Article 7, *Subdivision Standards*, of the *Warren Land Use & Development*
3. Subdivision, #2005-01-SD, *Boundary Line Adjustment, Article 6.2 (E)*, submitted by Karl Senor on behalf of Karl and Gayle Senor seeking approval of a two lot subdivision of 110.2 acres located off Senor Road in the Rural Residential District, parcel # 023008-601. A small portion of this parcel is located in the Forest Reserve District 13.1 Acres will be added to the existing adjacent parcel at 305 Old Farm Lane This project requires review under *Article 6, Subdivision Review* and *Article 7, Subdivision Standards of the Warren Land Use & Development Regulations*. This application was continued from March 23,
4. Conditional Use & Variance Review, #2005-12-CU, submitted by Bast & Rood on behalf of Monteverde First Corporation, Parcel ID # 001012-000, 16.4 acres on the Roxbury Mountain Road. Applicant seeks Conditional Use Review for the construction of a residential outbuilding (gazebo) in the Forest Reserve District and a variance of 43' from the 150' side yard setback in that zone under the proposed development is an accessory use to a previously permitted residential structure. This project requires review under *Article 2.1(Table 2.1) Forest Reserve District, Article 5.3 Conditional Use Review* and *Article 9.6 Variances*.
5. OTHER BUSINESS
  - a. Review and approve Minutes from April 6, 2005 & April 13, 2005