

**Warren Development Review Board**  
**Wednesday May 23, 2007**  
**Site Visit – 258 Senor Road, 6:00 p.m.**  
**Public Meeting - Municipal building, 7:00 p.m.**

**Agenda**

**Site Visit – Fowler 2-Lot Subdivisions, 6:00 PM Senor Road**

Call Meeting to Order 7:00 pm

- 1) **Applications, 2007-07-SD & 2007-07-CU: Two Lot Subdivision Partially Located in Meadowland Overlay District for Sketch Plan Review. (Continued from April 4<sup>th</sup>, 2007)** The applicant, Bruce **Fowler**, seeks permission to subdivide a 4.9± acre parcel located at 258 Senor Road. The parcel, ID # 023009-000, is located in the Rural Residential District and partially located in the Meadowland Overlay District. This application requires review under Article 2 (Table 2.2) *Rural Residential District*, Article 2 (Table 2.13), *Meadowland Overlay District*, Article 5, *Development Review* and also under Article 6, *Subdivision Review*, § 6.2, *Sketch Plan Review*, and Article 7, *Subdivision Standards* of the Warren Land Use and Development Regulations.
- 2) **Application 2007-01-SD (continued from February 21<sup>st</sup> 2007), Danforth and Alexandra Newcomb, Nine Lot Subdivision, off the South End of Main Street( # 839), Warren Village** The applicant, Danforth and Alexandra Newcomb, seek Preliminary Plan Review and Final Plan Approval for a Major Subdivisions, 9 Lot off 839 Main n Street, VT. Route 100 and Fuller Hill Road in the Rural Residential (*RR*) and Warren Village Historic (*WVR*) Residential Districts. This application requires review under Article 2, *Zoning Districts & District Standards*, Table 2.2, *Rural Residential District* and Table 2.3 *Warren Village Historic Residential District*, and Article 6, *Subdivision Review* § 6.3, *Preliminary Plan Review and* § 6.4, *Final Plan Approval*, and Article 7, *Subdivision Standards*, of the Warren Land Use and Development Regulations.
- 3) **2007-08-CU, Conditional Use, Construction of a Development Road & Single Family Residence in the Meadow Land Overlay District** The applicant, Keith C. Underhill, Trustee, seeks approval to develop within designated *Meadowland*. The 11 +/- acre parcel, ID # 023003-600, is located at 1695 Fuller Hill Road in the *Rural Residential District*, partially in the *Meadowland Overlay District* & the *Forest Reserve Districts*. This property had received a Conditional Use for Development in the Meadowland on May 22<sup>nd</sup>, 2002, (2002-11-ZP); however no Land Development resulted and the permit expired in May of 2006. This application requires review under Article 2, Table 2.1, (*Forest Reserve District*), Table 2.2, (*Rural Residential District*) & Table 2.13, (*Meadowland Overlay District*) Article 3, § 3.1, *Access, Driveways & Frontage Requirements*, and Article 5, *Development Review* of the Warren Land Use and Development Regulations.
- 4) **2007-11-SD, 2007-11-PRD, Revisions to An Approved Plat, Mad Gap (Seven Unit PRD) to Adjust Building Envelopes.** The applicant, RW #1, LLC, seeks approval to revise an existing plat, previously approved under applications 2005-13-SD, 2006-14-SD & 2005-03-PRD for a Seven Units Clustered Housing on 15.75± acres, located off Lincoln Gap Road on parcel id. # 003008-800. This application requires review under Article 6, §6.7, *Revisions to an Approved Plat*, Article 7, *Subdivision Standards* & Article 8 *Planned Unit & Planned Residential Development* of the Warren Land Use and Development Regulations
- 5) **Other Business:**

- a.** Review and approve Minutes from May 9<sup>th</sup>, 2007.
- b.** Review & sign decisions
- c.** Planning Commission Review of proposed Revisions to Zoning Regulations:  
Specifically:
  - I.* Warren PC Memo #5: Digital Plat Recording [4/24/06]
  - II.* Warren PC Memo #4: Administrative Review [4/24/06]
  - III.* Flood Hazard Regulations [Draft Edits 4/6/06]