

Warren Development Review Board
Wednesday, June 20th, 2007
Municipal Building
Public Meeting
7:00 p.m.
Agenda

Call meeting to Order 7:00 pm

- 1) Review Notes of Site Visit: **Underhill**
- 2) **Applications, 2007-06-SD, 2007-06-CU, 2007-06-PRD(Continued from April 4th, 2007), Housing Vermont seeks Sketch Plan, Preliminary Plan Review and Final Plan Approval for a planned unit development Wheeler Brook/Blue Tooth HLP, of 18 units with 29 bedrooms of affordable housing (originally, the applicants requested 20 Units with 38 bedrooms of affordable housing).** Housing Vermont, Sugarbush Development, LLC & Summit Ventures NE LLC, have reapplied for 18 Units of Affordable Housing on 8.95 ± acres located at 1423 Sugarbush Access Road in the Rural Residential District and the Vacation Residential Districts.. The applicant requests waivers to combine all Subdivision Review Hearings, reduce parking space size and reduce the side yard setback by 1/3. The development combines two parcels. One located in the Rural Residential District, Article 2, Table 2.2, C(18) and Vacation Residential District Article 2., Table 2.5, C(13). The first parcel, located at 1423 Sugarbush Access Road, is approximately 1.25 acres owned by Sugarbush Development, LLC and the adjacent parcel, owned by Summit Ventures NE, LLC, is approximately 7.7 acres. This reapplication will be reviewed as a Minor Subdivision, Conditional Use and Planned Residential Development, PRD .under Article 8, *Planned Unit & Planned residential Development*, coordinated with , Article 6, §6.1, §6.3 §6.4, Sketch Plan, *Preliminary Plan Review, Final Plan Approval. Article 7. Subdivision Standards* and Article 5. *Development Review* of the Warren Land Use and Development Regulations
- 3) **Application 2007-01-SD: Danforth and Alex Newcomb, Seven Lot Subdivision(formerly 9), off the South End of Main Street(# 839), Warren Village (Continued from May 23rd, 2007)** 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.
- 4) **Application 2007-08-CU, Conditional Use, Construction of a Development Road & Single Family Residence in the Meadow Land Overlay District (Continued from May 23rd, 2007)** 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 22nd, 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.
- 5) Other Business:
 - a. Review and approve Minutes from June 6th, 2007