

8/18 00052:  
4pm

TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
WEDNESDAY AUGUST 3, 2005

Members Present: David Markolf, Lenord Robinson and Eric Brattstrom

Others Present: Richard King, Richard Frost, Steve Butcher, Miron Malboeuf and Ruth Robbins

Agenda:

1. Call meeting to Order 7:00 pm
2. Application 2005-07-SD, Sub Division/ Boundary Line Adjustment. Richard Johnstown King is seeking approval of a minor subdivision on behalf of June Sardi, parcel ID.016004-600 and John & Caryn Crump, Parcel ID.016004-400, lot 3 of the Colpitts subdivision, 2004-08-SD. Property is located in the Rural Residential District Article 2, Table 2.2 and requires review under Article 6, (6.2 E) Subdivision Review, Boundary Adjustment & Article 7, Subdivision Standards
3. Application 2005-08-CU, Conditional Use: Accessory Dwelling and Cottage Industry. Steven & Carrie Butcher are seeking conditional use approval to add Cottage Industry and Accessory Dwelling to the Residential Use of the property at 82 Vickery Hill, parcel ID#003003-100. The Accessory Dwelling is located in the second story of an existing renovated barn. This project requires review under Articles, 2. (Table 2.2), Rural Residential District, 4.1, Accessory Dwellings, 4.8B, Cottage Industry, and Article 5 Conditional Use, of the Warren Land Use & Development Regulations.
4. OTHER BUSINESS
  - a. Review and approve Minutes from July 20, 2005
  - b. Review and sign Findings of fact & Notice of Decision for application
    - i. Ashley Gubernick, Accessory Dwelling, 2005-04-CU
    - ii. Roth Family Partnership Amendment 2004-01-CU
    - iii. Mylar Gayle & Karl Senor Boundary line Adjustment

TOWN OF WARREN, VT

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Elaine E Fuller  
assistant TOWN CLERK

- 1- Mr. Markolf called the meeting to order at 7:20 pm.
- 2- **Application # 2005-07-SD, Sardi, parcel ID # 016004-600, Boundary Line Adjustment**

Mr. King explained that this was a straightforward lot line adjustment with 5.1 acres being conveyed from the Sardi's parcel of 145.2 acres to the Crump's parcel, aka Lot 3, which is currently 5.24 acres and will become 10.34 as a result of this transaction. Mr. King also indicated that though he represented the Sardi's, that it was his understanding that the Crump's had no plans to develop the property and that it was for additional privacy and buffer.

**MOTION** by Mr. Markolf that the application be deemed complete, that under § 6.2 (E) the Board consider this request a boundary line adjustment only, not a subdivision, and proceed to final plat approval; that all applicable requirements of *Article 7* are satisfied; that 5.1 acres from parcel ID #016004-600 (Sardi) be deeded and merged with parcel ID # 016004-400(Crump) within 60 days of the property transfer, and that the request for a boundary line adjustment is therefore granted with the conditions as stated within and that the guidelines from *Table 6.2 (B)* be adhered to with the submission of the mylar. **SECOND** by Mr. Brattstrom. No further discussion. **VOTE:** all in favor, the motion passed.

**3- Application #2005-08-CU, Conditional Use: Accessory Dwelling and Cottage Industry submitted by Steven & Carrie Butcher, located at 82 Vickery Hill.**

Mr. Butcher explained that he and his wife were renovating their barn and were requesting permission to use the space as follows: the bottom level as a garage for car storage, the middle level as a office (Cottage Industry Use) and the top level as a studio apartment for family (Accessory Dwelling Use). He went on to describe that the barn would have two (2) bathrooms, one for the office and one for the apartment, and that he had a newly designed replacement wastewater system that would take care of the barn's requirements and that the main house would eventually hook up to as well.

Mr. Butcher pointed out to the Board that his main dwelling was 1530 sq. feet, and the barn was 30'x20'. The "Accessory Dwelling", or in-law apartment, would be 600 sq. feet, just meeting the maximum 40% rule. He also stated that he currently had two employees, one full time, five days a week, and another only three days a week. Under the Cottage Industry regulations six non-family members is the maximum number of employees allowed. Mr. Butcher felt for the foreseeable future, and due to space constraints, that he couldn't envision any more than three full time employees.

Mr. Markolf asked about parking availability. Mr. Butcher pointed out where the various areas were for parking and the Board determined that the "math" worked and that there was adequate parking for the uses of the property. Mr. Markolf asked if any of the other Board members had any questions, and hearing none, asked a guest in attendance if he had questions/comments/concerns.

Mr. Frost introduced himself as a neighbor who was concerned about the potential for additional traffic created by the Cottage Industry Use, and if the in-law apt. was rented out. Mr. Butcher stated that he had no immediate plans to rent the studio apartment. Mr. Markolf asked the applicant if he would be willing to limit the number of employees to a number less than the six maximum allowed. Mr. Butcher said he had no problem with limiting it to four non-family members. Mr. Markolf asked Mr. Frost if limiting the number of employees would help to alleviate his concern about traffic. Mr. Frost said yes, that Mr. Butcher had been a good neighbor and he felt that Mr. Butcher was sensitive about the impact of this change on the neighborhood.

**MOTION** by Mr. Markolf that subject to the conditions herein that § 5.3 (A) (1 thru 5) *Conditional Use Review Standards* have been satisfied. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

**DISCUSSION:** The color of the building will be barn red and the roof of galvanized metal. The landscaping will remain essentially the same with little if any visibility from the road. Typical erosion control measures will be taken. No signage is requested at this time. Lighting will conform to the Town ordinance. **MOTION** by Mr. Brattstrom that § 5.3 (B) (1 thru 11) *Conditional Use Review Standards* are satisfied or not applicable. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed

**MOTION** by Mr. Markolf that § 5.3 (C) *District Standards*, and (D) *Flood Hazard Overlay District Standards* are not applicable to this application. **SECOND** by Mr. Brattstrom. **VOTE:** all in favor, the motion passed.

**MOTION** by Mr. Markolf to approve the application for the Conditional Use allowing an Accessory Dwelling and Cottage Industry Use with the following conditions: 1) the Cottage Industry be limited to four (4) non-family employees at any given time, and 2) the occupants of the Accessory Dwelling be limited to two (2) cars. **SECOND** by Mr. Brattstrom. **VOTE:** all in favor, the motion passed.

#### 4- OTHER BUSINESS

In other business the Board reviewed and signed the minutes from July 20, 2005, the Findings of Fact and Notice of Decision for application #2005-04-CU (Ashley/Gubernick) and application # 2005-01-CU as amended (Roth Family Partnership) and signed the mylar for the Senor Boundary Line Adjustment, #2005-01-SD.

Mr. Markolf requested that the staff make phone calls to remind members about meetings due to the light attendance for this meeting. Also, he requested that new application information be available prior to the meetings.

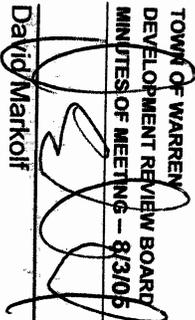
The meeting was adjourned at 8:38 pm.

Respectfully submitted,

Ruth V. Robbins  
DRB/PC Assistant

000524

TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING - 8/3/05

  
David Markoff

8/17/05  
date

  
Eric Brakstrom

8/17/05  
date

  
Lenord Robinson

8/17/05  
date