

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
WEDNESDAY NOVEMBER 2, 2005

Members Present: Chris Behn, Eric Brattstrom, Virginia Roth and Lenord Robinson.

Others Present: Joe Scanzillo, Joyce Westcott, Pamela Lerner, Zelda Zeleski, Jim Hendershot, Cindy Carr, Lisa Jennison, Alex Maclay, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order at 7:00 pm

TOWN OF WARREN, VT
Received for Record NOV 17 2005
at 11 o'clock PM and Received in
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Ruth Robbins
TOWN CLERK

- 1- **Application 2005-11-CU**, continued from October 19^h, 2005, Conditional Use Review- Accessory Dwelling, submitted by Joseph G. Scanzillo, parcel ID 0016005-901, 211 South Hollow Road, 12.7 ± acres located in the Rural Residential District. The Accessory Dwelling is to be located in the third story of an existing barn now under renovation.
- 2- **Application 2005-13-CU**, Ken & Judy Proulx, Conditional Use Review- in the Meadow Land Overlay /Rural Residential Districts, for the purpose of constructing a single family residence and accessory structures on 10.2 & 23.5 acres, parcel # 002003-800 and #002003-900 respectively, located at 679 Ridge View Road.
- 3- **Other Business:**
 - a. Review and approve Minutes from October 19th, 2005
 - b. Review - Cozzi 3 lot Subdivision Decision
 - c. Review - Joseph G. Scanzillo Accessory Dwelling (with any revisions made by Board at this meeting)

Mr. Behn called the meeting to order at 7:07 pm.

- 1) **Application 2005-11-CU**, continued from October 19^h, 2005, Conditional Use Review- Accessory Dwelling, submitted by Joseph G. Scanzillo, parcel ID 0016005-901, 211 South Hollow Road

(NOTE: Member Eric Brattstrom is working with this applicant and was not acting as a DRB member during this hearing.)

Mr. Behn asked for the applicant to report on the outstanding items from the last hearing. Mr. Brattstrom said that they had submitted a letter from Attorney Buckley clarifying the regulation that currently affects accessory dwellings; the current Town regulations, or the newly imposed State regulations. Also submitted was a letter and attached maps addressing the issue regarding the distance between the newly designed wastewater system and Ms. Westcott's spring on the adjacent parcel. The last item requested from the Board was a revised floor plan.

MOTION by Mr. Behn that the Board agrees that they are operating under the State's newly instituted chapter 117 regulations since the Town of Warren has

yet to adopt those changes into their own ordinance. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Behn to amend Mr. Monte's motion of October 19, 2005 which required the applicant to revise his floor plan to reflect a maximum square footage of 1,000 square feet to now require the applicant to provide a revised floor plan showing total space used as no more than 1500 square feet. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

Ms. Lerner asked the question of whether or not both the main dwelling and the accessory dwelling could both be rented out. Mr. Behn in turn asked the applicant, Mr. Scanzillo what his intentions were. He replied that the main dwelling had been rented to the same folks for the past ten or so years and that the intention of creating an accessory dwelling space in the barn was to have a place for his own family and friends when they could get away and come to Vermont. The Board determined that the potential of both structures being rented was at this time not an issue.

MOTION by Mr. Behn that the outstanding items from the last hearing – complete site plan, revised floor plan and verification of the Westcott spring issue have been addressed to the Board's satisfaction. **SECOND** Mr. Robinson. **VOTE:** all in favor, the motion passed.

2) **Application 2005-13-CU, Ken & Judy Proulx, Conditional Use Review- Construction of a residential dwelling in the Meadow Land Overlay /Rural Residential Districts.**

Ms. Carr represented Mr. and Mrs. Proulx and described what her clients were proposing to do. The Proulx own two contingent parcels, ID # 002003-900 of approx 29.8 acres and ID # 002003-800 of approx. 10.2 acres. They are proposing to build a primary residential dwelling and possible accessory buildings on the larger of the two parcels with access from a private drive coming through the smaller parcel off of Ridgeview Road. She pointed out that neither the proposed building envelope nor the private drive encroached on any of the meadowland.

The Board was familiar with the larger of the two parcels as it had come before them for a subdivision request that was never acted on and thus had become null and void. In addition, the following members attended a site visit on Friday October 28, 2005: Mr. Markolf, Mrs. Roth, Mr. Brattstrom and Mr. Robinson. With the Proulx acquiring the second parcel the Board asked if the two parcels would be merged and discussed even if it was necessary. Mr. Malboeuf, the Town Zoning Administrator did request that a survey be provided that reflected both parcels with the location of the building envelope and right of way.

MOTION by Mr. Behn that a condition of the permit be a complete survey of both parcels including the building envelope and indicating the right of way. **SECOND** by Mr. Brattstrom. **VOTE:** all in favor, the motion passed.

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Mr. Hendershot and Ms. Zeleski whose property abuts the Proulx, asked for clarification of where the house was going to be sited, as they were hopeful the visibility from their backyard would be minimal. During discussion it appeared as if the house site should be somewhat screened and due to the slope of the land, additional screening may no be too effectual. Hendershot and Zeleski acknowledged that the Proulx obviously could do what they wanted but hoped they would be sensitive to their neighbors.

The Board continued to discuss the which parcel was which, what the acreage was as there seemed to be inconsistent numbers, and what maps they wanted. Mr. Behn offered a motion to deem the application complete as he felt the material presented was satisfactory. With no second offered he withdrew his motion.

MOTION by Mr.Behn to continue this hearing until November 16, at 7:00pm, at which time the Board was requesting an accurate survey of the parcel with the building lot indicated (parcel ID# 002003-900) and also indicating the right of way access through the adjoining parcel (parcel ID # 002003-800). SECOND by Mr. Robinson. VOTE: all in favor, the motion carried.

- 3) In other business the Board reviewed the minutes of October 19th and two decisions, Scanzillo and Cozzi. The Scanzillo decision was modified as per the motions made earlier in this meeting.

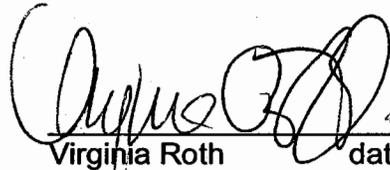
The meeting was adjourned at 8:45 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Development Review Board

Chris Behn date


Virginia Roth date NOV-16, 2005


Eric Brattstrom date


Lenord Robinson date NOV 16