

Town of Warren
Development Review Board
Minutes of Meeting
Wednesday November 30, 2005

Members Present: Peter Monte, David Markolf, Eric Brattstrom, Virginia Roth and Lenord Robinson.

Others Present: Bob Wetherby, Jack Zimmerman, Adam Whitney, Marilyn Ruseckas, Milo Noel, Peggyann Noel, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:00 pm.

1. Application **2005-14-CU**, Development Review/ Conditional Use Review. **Sherman V. Allen, d/b/a Mac's Valley Market**, seeks approval to rebuild a new structure on Parcel id # 100000-200. The project is located on 1.6 +/- acres on the west side of Rt. 100 at 114 VT RT. 100 in the Rural Residential District. (Applicant requested continuation until the 30th of November 2005)
2. Application **2005-14-SD**, Subdivision, *Boundary Line Adjustment* (Article §6.1 (E), submitted by McCain Consulting, on behalf of John M. & Biagina Zimmerman, parcel # 003005-211, and Biagina Zimmerman, parcel # 003005-201, seeking approval of a two lot subdivision of 46.2± acres located at 1729 Lincoln Mountain Road, in the Rural Residential District. The applicants propose to add 1± acre to the adjacent parcel located at 1727 Lincoln Gap Road. This project requires review under Article 2(Table 2.2), Article 6, Subdivision Review, and Article 7, Subdivision Standards, of the Warren Land Use & Development Regulations.
3. Other Business:
 - a. Review and approve Minutes from November 16snd, 2005
 - b. Discussion of Chapter 117 amendments to the *Warren Land Use & Development Regulations*

Mr. Monte called the meeting to order at 7:01 pm.

- 1) Application **2005-14-CU**, Development Review/ Conditional Use Review. **Sherman V. Allen, d/b/a Mac's Valley Market**.

Sherman V. Allen Inc., was represented by Bob Wetherby. Mr. Wetherby stated that the company had recently changed their plans and were not going to rebuild a different building as portrayed in their application. He went on to say that they were either going to 1- entirely renovate the existing structure or 2- tear down the existing structure and rebuild on the existing footprint. Their concern with option 1 was whether or not there might still be some lingering smoke odor. They are still in discussions with their insurance carrier and a final decision will be made soon. As such, Mr. Wetherby requested that their application a new building on a different footprint be withdrawn.

TOWN OF WARREN, VT
Received for Record Dec 15 2005
at 11:34 o'clock A M and Received in
Vol 179 Page 656-658
Elaine E. Fuller
assistant TOWN CLERK

Mr. Brattstrom asked if Mac's might take this opportunity to change the lighting on their sign since the State has instituted an ordinance that all new gas stations are not allowed to have back lit signs. Mr. Wetherby said he'd look into it and Mr. Malboeuf said he would check the previous approval as well.

MOTION by Mr. Markolf that the Board approves the request to withdraw application #2005-14-05. **SECOND** by Mr. Brattstrom. **VOTE:** all in favor, the motion passed.

- 2) Application **2005-14-SD**, Subdivision, *Boundary Line Adjustment*, John M. & Biagina Zimmerman, located at 1729 Lincoln Gap Road.

Mr. Zimmerman explained that a pond sits on the boundary line between his parcel (#003005-211) and his son's (#00005-201). In the event that the adjacent parcel is sold, Mr. Zimmerman wanted "pond protection" and is acquiring approx. 1.1 acres from his son to keep the pond solely on one parcel.

MOTION by Mr. Monte to classify this application as a Minor Subdivision. **SECOND** by Mrs. Roth. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that the application is complete. **SECOND** by Mr. Markolf. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that the application satisfies the standards of *Article 7, § 7.2 General Standards through § 7.10 Signs*. **DISCUSSION:** Mr. Markolf asked for confirmation from the applicant that there would be no changes to parcel being transferred such as any construction or clearing. Mr. Zimmerman stated that the parcel would remain as is. **SECOND** by Mr. Markolf. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that the Board approve the Boundary Line adjustment requested in application #2005-14-SD subject to the standard conditions including but not limited to requiring the additional 1.1 acres being deeded and merged with parcel # 003002-201. **SECOND** by Mr. Markolf. **VOTE:** all in favor the motion passed.

OTHER BUSINESS

- 3) Mr. Monte shared with the Board the highlights of the Planning Commission meeting he attended that was dealing with the State required changes to the Land Use and Development Regulations. He informed the members of the Public hearing that is scheduled for Monday December 5, 2005 at 7:00 in the Town Hall and suggested that anyone from the DRB who was interested might want to attend.
- 4) Mr. Malboeuf conferred with the DRB about two permit issues: an unauthorized sunroom on a condominium, which was not part of the original permit request and a setback requirement that may come in for a variance request. The Board agreed that Mr. Malboeuf was correct in suggesting that they need Board review.

5) The Board reviewed and signed the minutes of November 16, 2005

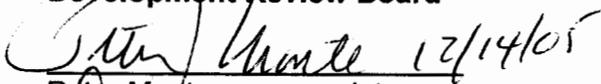
The Board signed the Proulx Conditional Use Decision, application # 2005-13-CU, and it should be noted that the decision did not contain the condition that "the owner's submitting in writing verification that the application presented was authorized by them" since such condition had been received by the Zoning Administrator prior to the decision having been drafted.

The meeting was adjourned at 8:14 pm.

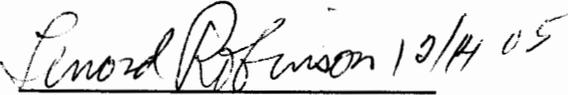
Respectfully submitted,

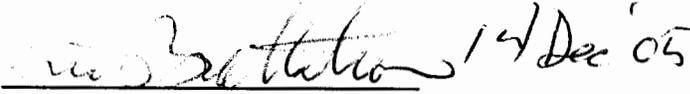
Ruth V. Robbins
DRB/PC Assistant

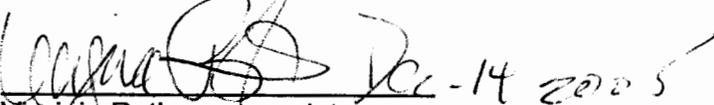
Development Review Board


Peter Monte date


David Markolf date


Lenord Robinson date


Eric Brattstrom date


Virginia Roth date