

THE TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
DECEMBER 14, 2005

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

Others Present: Neil Johnson, Barry Simpson, Don Swain, Dorothy Tod, Miron Malboeuf and Ruth Robbins

Agenda:

Call meeting to Order 7:00 pm

1- **Preliminary Plan Review, #2005-13-SD & # 2005-03-PRD**, Two lot (Major) Subdivision and Seven Unit Planned Residential/Planned Unit Development. **Land Plan Inc, on behalf of Mad Gap Corporation** seeks approval to subdivide 15.75 +/- acres from an existing 134.8 ± acre parcel, Id # 003000-800, located in the Rural Residential District on the Lincoln Gap Road and VT. RT.100. The applicant is also seeking approval for seven (7) freestanding structures, as a Planned Residential/Unit Development, (PUD). Application requires review under Article 6, (§6.3) *Preliminary Plan Review*, Article 7, *Subdivision Standards* & Article 8 *Planned Unit & Planned Residential Development* of the Warren Land Use and Development Regulations.

2- **Other Business:**

- a. Review and approve Minutes from November 30th, 2005
- b. Review & Approve Application **2005-14-SD, Zimmerman Boundary Line Adjustment**
- c. Discussion of Chapter 117 amendments to the *Warren Land Use & Development Regulations*

Mr. Monte called the meeting to order at 7:06 pm.

1) **Preliminary Plan Review, #2005-13-SD & # 2005-03-PRD**, Two lot (Major) Subdivision and Seven Unit Planned Residential/Planned Unit Development. **Land Plan Inc, on behalf of Mad Gap Corporation.**

Mr. Monte passed around a letter that was submitted to the Development Review Board requesting Interested Person Status by Pricilla Robinson who was unable to attend this evenings meeting.

Mr. Monte then suggested that the Board and Mr. Swain go through the "laundry list" created at the previous meeting on November 16th. Mr. Swain started with the fact that he had met with the Warren Fire Department last week. They had several suggestions for the project, and Mr. Swain said he would address many of them and return to the Fire Department once final plans were complete to get their endorsement. Some of the items the Fire Department brought up were: additional widening of the access road every 400',

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a 12' by 70' hammerhead turn around, interest regarding the actual construction specifications, the fire rating and plans for alarms, potential for a fire pond, whether or not the dwellings would be sprinkled.

Mr. Swain addressed the question about potential future development by providing a map that should show where the topography would allow for six home sites along the existing work road that is situated above the proposed PRD site. Mr. Swain also pointed out two additional sites that were further up on the parcel but that would be challenging to access. Initially it appears that the first four along the work road would have adequate septic capacity but the last two were questionable.

At the request of the DRB Mr. Swain provided maps showing the locations of the abutter's dwellings and the locations of all the primary and secondary conservation areas on the proposed 15-acre parcel. Mr. Markolf asked if Mr. Swain could do an overlay of the conservation area map information onto the site plan map for the DRB. Mr. Monte also asked if the applicant had spoken with the Warren Conservation Commission to which Mr. Swain replied that they had not. Mr. Monte added that the DRB would also want the customary erosion control plan for the project.

Mr. Monte asked Mr. Swain what his response was to the Board's concern about the intersection of Lincoln Gap Road and Route 100. Mr. Swain didn't feel the proposed development would have much of an impact, but that the intersection could be greatly improved if it was straightened out to a more defined "T" eliminating the wide sweeping apron that currently exists. Mr. Simpson, Chair of the Warren Select Board, was in attendance and said he agreed that narrowing the intersection was a good idea. He also added that there was a plan to pave Lincoln Gap Road this coming year and that any changes should probably be done sooner versus later. Discussion continued as to whether the State needed to be involved and to what degree, what group actually is responsible for facilitating the change, and that the applicant was not necessarily required to take care of any change. Mr. Monte stated that seven additional residences were not going to make a not so great situation all that much worse. Both Mrs. Roth and Mr. Behn felt that it was important that awareness of the intersection be raised and that the Select Board be asked to address the issue.

Mr. Swain brought up that in his conversations with Mr. Butcher, the Select Board Road Commissioner, that Mr. Butcher seemed to be comfortable with the proposed access to the project. Conversation ensued with the Board asking what the possibilities were to coordinate the new access with the existing "work" road, to minimize the number of road cuts. Though there might be a way to accomplish that, Mr. Swain indicated that it would be challenging due to the topography of the area.

One of the items on the "laundry list" was the status of any wildlife habitat on the parcel. Mr. Swain said that he had requested a report be done by a wildlife consultant but that the report was not yet ready. Another item was potential access to a land-locked parcel of National Forest land. Mr. Swain said that currently there was a walking trail but that one would have to know where they were going to navigate it. He went on to say that the applicant might entertain non-motorized, no hunting access through his property to the National Forest land but couldn't promise it. Mr. Swain presented the Board with a map that showed the potential to build the proposed seven homes as a regular subdivision, an exercise that is a requirement for allowing the density that characterizes a PRD.

The Board then spent some time discussing how this application fits into the definition of a Farmstead Cluster PRD. Everyone agreed that though the project didn't seem to fit into the general description of a Farmstead Cluster, that it did comply with the itemized details (§ 8.3 (D) (2) (a, b, c & d). They also agreed that going forward that a change that allowed for some flexibility would be helpful. In the meantime, most members felt that with architectural review by the DRB that they in turn would feel as if they were complying with the intent of the standards. Mr. Swain asked if the Board would find it helpful to review a draft of the PRD Covenants and the architectural aspects spelled out within. The Board said yes, and Mr. Swain said he would have that for them by the next meeting.

The Board then discussed a date and time for a site visit. It was agreed upon that they would conduct a site visit on Wednesday morning January 4th at 8 am.

MOTION by Mr. Markolf that the Board consider the application complete and that the Preliminary Review of this application be continued to January 18th at 7pm. **SECOND** by Mr. Behn. **VOTE:** all in favor, the motion passed.

2) Other Business

In other business the DRB reviewed and approved the minutes from 11/30/05, reviewed and signed the Boundary Line Adjustment, #2005-14-SD for Zimmerman, and went over their list of suggested changes to the Land Use Regulations to give to the Planning Commission.

The meeting was adjourned at 10:03 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Development Review Board

Peter Monte 1/4/06
Peter Monte date

David Markolf 1/4/06
David Markolf date

Lenord Robinson 1/4/06
Lenord Robinson date

Eric Brattstrom 4 Jan 06
Eric Brattstrom date

Virginia Roth date

Chris Behn 01-04-06
Chris Behn date