

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
WEDNESDAY MAY 17, 2006**

Members Present: Peter Monte, David Markolf, Chris Behn, Bob Kaufmann and Lenord Robinson.

Others Present: Dana Haskin, Andy Broderick, Bill Maclay, Peter DeGraff, Pat Collins, Kirk Westover, Cindy Carr, Mark Bannon, Virginia Roth, Dottie Kyle, Miron Malboeuf and Ruth Robbins.

Agenda: Call to order 7:00 pm

- 1) Applications **#2006-05-SD, #2006-06-CU and #2006-03-PRD**, A Planned Unit Development for 20 Units of Affordable Housing, continued from April 19, 2006. On behalf of the Blue Tooth HLP, Housing Vermont and the Central Vermont Community Land Trust have applied for 20 Units of Affordable Housing on 8.9 Acres. This development combines two parcels: the first parcel, located at 1423 Sugarbush Access Road, is approximately 1.2 acres owned by Sugarbush Development, LLC and the adjacent parcel, owned by Summit Ventures NE, LLC, is approximately 7.7 acres. This application will be reviewed as a Major Subdivision, Conditional Use and Planned Residential Development, PRD. The applicants have requested Sketch Plan Review under Article 6§, 6.2(A, B, C& D). of the Warren Land Use and Development Regulations.
- 2) Application **#2006-03-SD** (Clark, Norwegian Lane), Two Lot Subdivision, Revisions to an Approved Plat, under Article 6, §6.7
- 3) Application **#2005-05-SD** (Lincoln Ridge LLC), Twenty Lot Subdivision, Revisions to an Approved Plat, under Article 6, §6.7
- 4) Application **#2006-07-SD**, Two Lot Subdivision Applicants Thomas & Mary Williams seek permission to subdivide a 2.79± Acre parcel, located at 761 Cider Hill Road (parcel Id No is 012003-200), into two lots, Lot A will be 1.13± Acres and Lot B will be 1.65± Acres (*Continued to June 21st, 2006, at the request of applicant*)
- 5) Application **#2006-08-SD**, Four Lot Subdivision Applicant Jeffery Resnick seek permission to subdivide a 51.47± Acre parcel, located at 211 Cider Hill Road (Parcel Id No.012000-300), into four lots: Lot 1 will be 33.4± Acres, containing the existing 7 bedroom house and two bedroom groundskeepers cottage and associated on-site individual water and sewer systems; Lot 2 will be 8.9± Acres; lot 3 will be 7.98± Acres; and lot 4 will be 1.19± Acres (*Continued to June 21st, 2006, at the request of applicant*)
- 6) Other Business:
 1. Review and approve Minutes from May 3, 2006
 2. Review and approve Kyle/West Hill House Decisions

Mr. Monte called the meeting to order at 7:03 pm.

- 1- Applications **#2006-05-SD, #2006-06-CU and #2006-03-PRD**, A Planned Unit Development for 20 Units of Affordable Housing.

Mr. Monte opened the meeting by reading the warning for the first application, submitted by Housing Vermont seeking approval of a Conditional Use PUD Sub development for Affordable Housing consisting of 16 apartment units and two duplexes. Mr. Maclay, the architect for the

project along with Andy Broderick of Housing Vermont and Peter DeGraff of Otter Engineering were present for the presentation of their plans for Sketch Plan review by the DRB. Mr. Maclay stated that they were attempting to keep a rural feel to the project that is located in both the Rural Residential District and the Vacation Residential District. The site was a challenge due to the amount of level area to work with along with meeting the setback requirements.

Mr. Monte asked about the access shown uphill of the project – who owned it and was it shared? The reply was that the applicant did not own it however there was a deeded easement in place. Mr. Monte noted a concern of the Board would be to minimize the number of road cuts and to look for consolidation whenever possible. Mr. Broderick stated that assuming the project gets a green light, they would be willing to provide for access easements to immediate abutters. Mr. Monte brought up the issue of the culvert that is located downhill of the parcel on the access road and the fact that it was “ragged”. Mr. Malboeuf mentioned that the Town had it on the replacement list schedule and Mr. Broderick replied that they would be conscientious of attempting not to put any additional stress on it in the meantime.

Mr. Markolf noted that he was pleased to see that the current rendering showed modifications that kept the corner of the fourth building from encroaching on a primary conservation area. He went on to question the parking areas and whether or not they met the 40' setback requirement. Mr. deGraff asked for clarification as to the depth requirement for each parking spot when they went to verify compliance to the set back. He continues to say that the Town's regulation called for 22 feet deep when it was more typical to have 18 to 20 feet. The Board seemed to agree that there could be some flexibility on that. Mr. Monte also noted that the Board could potentially grant up to a 30% reduction in the setback requirement if it was found to be necessary. Mr. Markolf also suggested that the applicant schedule a meeting with the fire department for their review as well.

Mr. Behn asked if the plan was using the current fill area and not adding any fill to create additional development area. The applicant replied that the design was on the current site with no additional fill utilized. Mr. Behn also asked if there were any issues regarding the stream crossing. Mr. deGraff was confident based on past experience with ANR that securing a permit for that stream crossing would not be a problem. Mr. Kaufmann expressed his concern on two points: having to cross the road between the parking areas and the building for safety reasons, and the distance from the parking area to the units in building four (shown as anywhere from 85 to 140 feet).

Mr. Markolf asked about the size of the units as the buildings looked large. He was told that each building had four units, two bedrooms would be approx. 850 to 950 square feet and one bedrooms 650 to 750 square feet. Mr. Monte noted that the parking requirement was for three spaces for every two dwelling units and two per duplex unit.

With no further comments/questions from the Board at this time, Mr. Monte asked for comment from the public in attendance. Mr. Collins, a neighbor who is directly across the street, asked what his view might be like; would he be looking at the back of an apartment building and parking lots and just how attractive would that be? He said that he would be very interested in the screening plans. It was suggested that Mr. Maclay provide the Board with a rendering showing the view from the road. Mr. Monte asked if the applicant had a landscaping plan and was told that general planting were shown on the preliminary plan but they did not have a specific plan as of yet.

Mr. Markolf pointed out to the applicant that one of the requirements of a PRD was for them to show how either 20 single units or 10 duplexes could be developed under regular zoning regulations in order to be allowed to use the higher density of a PRD. [Article 8 Section 8.4 (C) (1).] Mr. Markolf then asked how does affordable housing work. Mr. Broderick said that essentially you want to keep the debt as low as possible utilizing grants and tax credits when available. He also stated that this project would not be employing any rent subsidies and

anticipated rents would be in the range of \$550 to \$650 for a two bedroom and \$700 to \$750 for a three bedroom.

Mr. Monte asked about the zoning districts – it seems that the front part of the parcel (towards the road) is Rural Residential and the back part, as divided by the brook, is Vacation Residential. Both districts do allow PRD development with DRB Conditional Use approval. Mr. Markolf mentioned that they should keep the two zones in mind when doing the density exercise. The applicant was also reminded that they would need to obtain a State Stormwater permit and that the Board will also want to see an erosion control plan.

Mr. Monte asked the applicant what their timeframe was and was told that they hoped to be in the ground before the snow flies. Mr. Malboeuf said that the next available hearing date would be July 19th and the applicant said that would work for them.

- 2- Application #2006-03-SD (Clark, Norwegian Lane), Two Lot Subdivision, Revisions to an Approved Plat, under Article 6, §6.7.

Mr. Bannon reviewed what the DRB had done previously - 1) approved a boundary line adjustment to rectify an encroachment and 2) subdivided the property into two conforming lots. That was all well and good; however, the acreage computation was based on the applicant, the Clarks, as owning the right of way, which it has come to light that they don't. Unfortunately, the surveyor did not pick up that item in his deed review. This revision now shows the addition of some additional property and the subdivision line shifting so that there is now two conforming lots with a minimum of 1 acre each not including the right of way. Mr. Bannon pointed out that there were no changes in the building envelopes, only in the perimeter.

MOTION by Mr. Behn that the Board approves the substitution of the site plan by Bannon Engineering dated 5/2/06 for the plan dated 11/10/05 with the exception that the building envelopes will remain unchanged in their location with the exception of the road setback and the building envelope for Lot # 51 where the southeast corner will conform to the 11/10/05 layout. **SECOND** by Mr. Monte. **VOTE:** all in favor, the motion passed.

- 3- Application #2005-05-SD (Lincoln Ridge LLC), Twenty Lot Subdivision, Revisions to an Approved Plat, under Article 6, §6.7.

Ms. Carr came before the Board for the purpose of 1) ask for revisions to the DRB permit issued so that it will be consistent with the Act 250 permit, and 2) to request some other minor revisions. The changes requested consisted of modifications to the building envelopes for Lot 10 and Lot 11; septic design changes to Lot 9, 10 and 11; septic design change and building envelope modification to Lot 20; establishment of a ROW to the adjacent Mirabal property for the future development of a single family dwelling with guest house/apartment; request for a 24x30 equipment barn located at the end of the common parking lot; relocation of the driveway to Lot 6 to accommodate state requirements for set back from South Village well easement area; proposed changes to the covenants & restriction regarding lighting and electrical connections to a shared transformer cabinet; and changes to the DRB permit language.

As they reviewed the different items the Board asked for some additional information/action to take place. They felt that the fire department should be made aware of the changes; a site plan be provided that showed a "shadow" of the old and the new overlaid; and the scheduling of a site visit to specifically review the relocation of Lot #10. Also discussed were the recommendations of a forester regarding the cutting of some red and white pines on Lot #20 which could pose a hazard to any structure built. The Board felt it would not be a problem to maintain the no cut zone

but allow the cutting of red and white pines within a 100 foot radius of the structure. Ms. Carr said that it was the intention to ask for a 24x30 equipment barn at the end of the common parking lot but somehow it got overlooked. The current approval does allow for a small shed up by the ski trail (Snowball) but Ms. Carr indicated that might not be built. Ms. Carr also requested several "corrections" to the decision for accuracy and clarification purposes. Most of these items were for the purpose of creating consistency between the Act 250 permit and the Town's permit.

MOTION by Mr. Monte that applications #2006-07-SD [Williams] and #2006-08-SD [Resnick] be continued as per the applicants request until the hearing date of June 21, 2006. In addition application #2006-10-SD-AM Lincoln Ridge will be continued until Wednesday June 7, 2006.

SECOND by Mr. Markolf. **VOTE:** all in favor, the motion passed.

- 4- In other business the Board reviewed the Kyle decision and requested some changes/corrections. A revised decision will be issued and members will be asked to come into the office to sign when ready. The minutes of May 3rd were reviewed and signed. The Hall boundary line adjustment mylar was reviewed and signed.

Site visits were scheduled as follows: Grace & Hunter the morning of June 7th, and Sardi the morning of June 21st. It was discussed that anyone who needed to take a closer look could visit Dollmeyer on their own. The next scheduled meeting is Wednesday June 7, 2006 at 7:00 pm.

The meeting was adjourned at 10:08 pm.

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Development Review Board

Peter Monte 06-07-06
Peter Monte date

David Markolf 6/7/06
David Markolf date

Chris Behn 06-07-06
Chris Behn date

Lenord Robinson 6/7/06
Lenord Robinson date

Bob Kaufmann 06-07-06
Bob Kaufmann date

TOWN OF WARREN, VT
Received for Record June 8 2006
at 1:15 o'clock P M and Received in
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Peter Glass
TOWN CLERK