

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
WEDNESDAY MAY 9, 2007

Members Present: Peter Monte, David Markolf, Bob Kaufmann and Virginia Roth

Others Present: Ron Graves, Elizabeth Graves, Craig Chase, Susan Lee, Don Swain, Tim Hultgren, Irwin Bronkan, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order 7:00 pm.

- 1) **2007-02-SD, Revisions to an approved plat.** Applicants, John & Elizabeth H Graves, seek permission to modify an existing subdivision off Gold Hill Road, Parcel Id # 005001-420. (*continued from March 21st*) **Review notes of Site Visit April 28th, 2007**
- 2) **2007-11-SD, 2007-11-PRD, Revisions to An Approved Plat,** Mad Gap (Seven Unit PRD) to Adjust Building Envelopes. The applicant, RW #1, LLC, seeks approval to revise an existing plat, previously approved under applications 2005-13-SD, 2006-14-SD & 2005-03-PRD for a Seven Units Clustered Housing on 15.75± acres, located off Lincoln Gap Road on parcel id. # 003008-800. This application requires review under Article 6, §6.7, Revisions to an Approved Plat, Article 7, Subdivision Standards & Article 8 Planned Unit & Planned Residential Development of the Warren Land Use and Development Regulations
- 3) **2007-05-CU, Conditional Use, Conversion of an Existing Duplex to a Single Family Residence & Accessory Dwelling.** The applicants John & Mary Sheeran seek approval to convert an existing duplex; located at 3068 German Flats Road, parcel Id. # 006002-300, to a Single Family Residence and Accessory Dwelling. The existing duplex is located on .44± is classified as a *Non-Conforming Structure*. This application requires review under Article 2, Table 2.5, *Vacation Residential*, Article 3, § 3.8, *Non-Conforming Structures*, and Article 5, *Development Review* of the Warren Land Use and Development Regulations.
- 4) Other Business:
 - a) Review and approve Minutes from April 18th, 2007.
 - b) Review & sign decisions

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

Mr. Malboeuf notified the Board that the third item on the agenda had to be continued to a later date since proper abutter notification had not been served by the applicant.

MOTION by Mr. Markolf that application #2007-05-CU submitted by John & Mary Sheeran be continued until Wednesday June 6, 2007. **SECOND** by Mr. Monte. **VOTE:** all in favor, the motion passed.

- 1- **#2007-02-SD, Revisions to an approved plat.** Applicants, John & Elizabeth H Graves, seek permission to modify an existing subdivision off Gold Hill Road.

Mr. Chase of Chase & Chase Surveyors & Septic Designers reviewed the changes they had made since the last hearing for the Board members. They amended the site plan to include requests from the Fire Dept. and also provided an improved building envelope.

It was also noted for the record that a site visit was conducted by Mrs. Roth, Mr. Robinson and Mr. Malboeuf. Mr. Markolf visited the site on his own. Both Mr. Malboeuf and Mrs. Roth

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emphasized that they did not observe any evidence of erosion. Mr. Malboeuf also added that it seemed apparent that the original road was routed over a “ledgey” outcropping, though amending the application before proceeding would have been preferable, the original path was flawed. Mr. Malboeuf commented that the proposed building envelope was an improvement over what was first suggested as it is now a rectangular shape that fits nicely on the upper slope that minimizes any disturbance to the hillside.

Mr. Monte asked what the time frame might be for the implementation of the erosion control measures shown on the plan as well as the other road improvements and changes. Mrs. Graves replied that the road was installed three years ago and so far there has been no erosion. She continued to say that it was just a “rough” road to give them access and that are no house plans at this time. Once a house is built, then the “rough” road will be finished off as per the plans presented.

Mr. Markolf asked if there was an actual letter from the Fire Dept. with their recommendations. The Zoning Dept. hadn’t received a letter yet but Mr. Chase had incorporated all the changes the Fire Dept. had requested. Mr. Malboeuf said that it was his understanding that the letter was in process. Mr. Markolf also asked if any fill was going to be required and the answer was yes, in those areas where they had to create turning radiuses as per the Fire Dept.

Mr. Chase reviewed the erosion control features and Mr. Monte asked what needed to be done now [Phase I] versus during or after construction of any future home Phase II]. It was determined that the following would be recommended to maintain the road until development takes place:

- Stone aprons/cutting back of culverts
- Lining of swales with stone or matting
- Soil matting for exposed earth

MOTION by Mr. Monte that the Board approves the application based on tonight’s submission with the following conditions:

1. The erosion control measures be shown on the final recorded plat
2. Within 120 days the Phase I work [stone aprons/cutting back of culverts, lining of swales with stone or matting and soil matting for exposed earth] be completed on the road as it is now built
3. The rest of the work to be completed according to the plan prior to the occupancy of any dwelling.
4. No further changes in the road other than those called for in the implementation of the approved plan.

SECOND by Mr. Markolf. **DISCUSSION:** It is suggested that the minutes reflect that the Board will want to see the Fire Dept. letter prior to signing the final decision. **VOTE:** all in favor, the motion passed.

The Board reviewed the proposed relocation of the building envelope and found it to be an improvement over the original, that setbacks were adequate and that the slope was less than 15%.

MOTION by Mr. Markolf that the Board grants the request to relocate the building envelope to the location and dimensions indicated on the plan dated 4/3/07. **SECOND** by Mrs. Roth. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte to approve the application to amend the subdivision permit #2002-07-SD with the conditions previously voted on. All previous Findings and Conditions from permit #2002-07-SD will remain in force where applicable. **SECOND** by Mrs. Roth. **VOTE:** all in favor, the motion passed.

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NOTE: Mrs. Roth excused herself from the meeting. A quorum was maintained with three members in attendance

2- **2007-11-SD, 2007-11-PRD, Revisions to An Approved Plat, Mad Gap (Seven Unit PRD) to Adjust Building Envelopes** submitted by RW#1, LLC.

RW#1, LLC, has applied for revising the building envelopes on a previously approved Planned Residential Development known as MadGap. Mr. Swain began with the comment that it might be considered for future PRD's for the Board to look at approving a larger building envelope that encompasses the cluster of buildings versus asking for individual envelopes for each dwelling. The reason for this is in this case, difficulty has arisen in matching up home footprints in such tight individual envelopes in addition to some variance between site plans and the surveyor's maps. *Mr. Markhoff observed that no building designs were included in the original applications, and that is why the building envelopes were*

In addition, the wetlands indicated on the site plan were not surveyed until the final mylar at which time they shifted slightly causing the existing approved envelopes to encroach ever so slightly. *conservatively (narrowly) drawn.* Mr. Monte asked if it wouldn't be a good idea now that the opportunity presented itself to employ Mr. Swain's suggestion and draw new building envelopes that encompass a cluster of buildings instead of the individual dwellings. This would allow for some "wiggle room" in placement of the buildings. Since this development will be condominium type ownership then the ownership of the land under the dwellings will not be an issue commented Mr. Monte.

An additional change other than the building envelopes was a request to add a common storage building for the residents. The applicant said they would revised the site plan and come back to the DRB for their review and approval.

MOTION by Mr. Monte to continue this hearing until Wednesday May 23rd at 7pm. **SECOND** by Mr. Markolf. **VOTE:** all in favor, the motion passed.

The members signed the minutes from April 18th and the decisions for Summit Ventures (dba Sugarbush Golf Course) and John & Caryn Crump. The next DRB meeting is scheduled for May 23rd at 7:00 pm. The meeting was adjourned at 8:05 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Development Review Board

Peter Monte 5/23/07
Peter Monte date

Bob Kaufmann date

TOWN OF WARREN, VT

Received by 5/23 2007
at 10:30 AM and Received in

Ruth Robbins
Vol. 190 Page 418-420
TOWN CLERK

David Markolf 5/23/07
David Markolf date

Virginia Roth 5/23/07
Virginia Roth date