

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
WEDNESDAY FEBRUARY 21, 2007**

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

Others Present: Jen Moffroid, Megan Moffroid, Alec Newcomb, Damon Reed, Don Swain, Erin Post, Robin Bennett, Keith Streeter, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order 6:00 pm.

- 1) **Application 2007-01-SD (Newcomb 9 lots)** Review Notes from Site Visit February 17th, 2007
- 2) **Application 2007-04-SD**, Boundary Line Adjustment. The applicants, Nancy & Randy **Taplin** seek to transfer .1 & .2 ± acres, 344 Dimetro Road, Parcel Id. #038000-800, to co-applicants, Eric & Jennifer **Moffroid**, 273 Dimetro Road, Parcel Id. #038000-801. No development is proposed for these lots This application requires review under Article 2, Table 2.2, Rural Residential Zone, Article 6, §6.2(E) Boundary Adjustments, §6.4 Final Plan Approval and Article 7, Subdivision Standards, of the Warren Land Use and Development Regulations.
- 3) **Application 2007-05-SD**, Boundary Line Adjustment The applicants, Pierre & Mary **Moffroid** seek to transfer .1.0 ± acres, 702 Prickly Mountain Road, Parcel Id. #038001-400, to co-applicants, Nancy & Randy **Taplin**, 344 Dimetro Road, Parcel Id. #038000-800. No development is proposed for this lot. This application requires review under Article 2, Table 2.2, Rural Residential Zone, Article 6, §6.2(E) Boundary Adjustments, §6.4 Final Plan Approval and Article 7, Subdivision Standards, of the Warren Land Use and Development Regulations.
- 4) **Application 2007-01-SD** (continued from January 17th 2007), Danforth and Alexandra **Newcomb**, Nine Lot Subdivision, off the South End of Main Street (# 839), Warren Village The applicant, Danforth and Alexandra **Newcomb**, seek Sketch Plan Review, Article 6, §6.2 for a Major Subdivision, 9 lots off Main Street VT. Route 100 and Fuller Hill Road in the Rural Residential (RR) and Warren Village Historic (WVR) Residential Districts. This application requires review under Article 2, Zoning Districts & District Standards, Table 2.2, Rural Residential District and Table 2.3 Warren Village Historic Residential District, and Article 6, Subdivision Review § 6.1, 6.2 Sketch Plan Review. Of the Warren Land Use and Development Regulations.
- 5) Other Business:
 - a) Review and approve Minutes from January 31, 2007
 - b) Review & sign decisions,

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

1. **Application 2007-04-SD**, Boundary Line Adjustment. The applicants, Nancy & Randy **Taplin** seek to transfer .1 & .2 ± acres, 344 Dimetro Road, Parcel Id. #038000-800, to co-applicants, Eric & Jennifer **Moffroid**, 273 Dimetro Road, Parcel Id. #038000-801. *and*
Application 2007-05-SD, Boundary Line Adjustment The applicants, Pierre & Mary **Moffroid** seek to transfer .1.0 ± acres, 702 Prickly Mountain Road, Parcel Id. #038001-400, to co-applicants, Nancy & Randy **Taplin**, 344 Dimetro Road, Parcel Id. #038000-800.

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Board made. Mr. Monte also added that maybe all they needed to do was to only approve building envelopes for lots 6,7, and 8 that presented no barriers to further subdivision and development thus preserving greater density for the future. Mr. Swain had not provided building envelopes for these lots as he was waiting for further contour information from Otterman. He expected to hopefully have that information for the Board at the next meeting. Mr. Monte also added that they should probably show the extended easement for the road that allows for greater density on the final site plan. Mr. Swain replied that that should not be a problem. It was also noted that access for a potential lot nine should be shown as well.

Mr. Monte listed those items that needed to be done:

- Designation of conservation areas for the lower lots on the site plan
- Designated building envelopes on lots 6,7 and 8
- Show road easement that allows for future development on final site plan
- Show access to lot 8, potential lot 9
- Correction of covenants re: additional subdivision of lot 1
- Outline of tree cutting/thinning areas so that they can be enforceable on site plan
- Status of fire pond/hydrant
- Updated road cut permit due to alterations to existing cut

The public was asked to comment and the question was asked how the Board would know that the lots portrayed were actual potential building lots – that wells, septic and the like were doable. Mr. Monte said that they wouldn't know absolutely for sure until they saw the conservation areas laid out. Mr. Swain said that the isolation distances required for wells could require the municipal sewer as an only option.

Mr. Markolf asked if the subdivision had a name and Mr. Swain and Mr. Newcomb said "Vanishing Brook". Mr. Markolf then asked if they had thoroughly examined any land locked parcels that might need access through this proposed subdivision. It appeared as if they had covered this issue.

MOTION by Mr. Markolf that the Board approves the application under Section 6.3 C for Preliminary Plan approval. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that the Board finds this as a major subdivision and that the application is complete. **SECOND** by Mr. Markolf. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte to schedule Final Plan Approval for Wednesday April 4, 2007 at 7:00 pm. **SECOND** by Mr. Kaufmann. **VOTE:** all in favor, the motion passed.

3- Other Business

In other business the Board approved and signed the minutes form January 17, 2007.

The meeting was adjourned at 8:28 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

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Development Review Board

Peter Monte 3-21-07
Peter Monte date

Lenord Robinson 3/21/07
Lenord Robinson date

David Markolf date

Virginia Roth 3/21/07
Virginia Roth date

Bob Kaufmann date

TOWN OF WARREN, VT
Received for Record March 23 2007
at 11:50 o'clock A M and Received in
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TOWN CLERK