TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
WEDNESDAY AUGUST 8, 2007

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

Others Present: Doreene Stewart, Andrew Stewart, Alice Cheney, Sue Carter, Michael Ketchel, Lisa Miserendino, John Donaldson, John Goss, Miron Malboeuf and Ruth Robbins.

Agenda: Call the meeting to order 7:00.

1) Application **2007-10-CU**, Conditional Use, Expansion of an Existing Non-Conforming Structure in the Warren Village Historic Residential District. The applicant, Harriet M. **Stewart** seeks approval to expand an existing structure located at 439 Main Street, parcel Id. # 004003-900. The existing structure is located on .4 ± acres and is classified as a Non-Conforming Structure on a None Conforming lot. This application requires review under Article 2, Table 2.3, Warren Village Historic Residential District, Article 3, § 3.8, Non–Conforming Structures, and Article 5, Development Review of the Warren Land Use and Development Regulations.

2) Review of Zoning Ordinance Revisions with Planning Commission
   a. Administrative Review: Draft Language [5/21/07]
   b. Steep Slopes, Section 3.4, Formerly Erosion Control & Development on Steep Slopes
   c. Plat Recording: Electronic Filing
   d. Warren Flood Hazard Area Regulations

3) Other Business:
   a. Review and approve Minutes from July 18th, 2007
   b. Decisions for Schaefer & Trihy
   c. Mylar for Trihy & Crump

Mr. Markolf called the meting to order at 7:14 pm.

1. Application **2007-10-CU**, Conditional Use, Expansion of an Existing Non-Conforming Structure in the Warren Village Historic Residential District submitted by Harriet Stewart.

Mr. Stewart, representing his mother, Harriet Stewart, explained to the Board what their plans were. Currently, in the main house, the first level is open living space and the second floor has two bedrooms and a bath. The barn and attached discontinued outhouse will be renovated for year-round use. The first level will be a small bedroom, bath and laundry room. Part of the front porch area will be enclosed for a storage room. The second floor of the barn building will be a bedroom, bath and den area. Mr. Stewart also noted that the rear of the barn would have a dormer but that the height of the building would stay the same.

Mr. Markolf asked that with the two additional bedrooms were they permitted for wastewater and was told by Mr. Stewart that they had gotten permission to add on to the Town wastewater system. Mrs. Roth was surprised but pleased to hear that the Town's system was being added on to. Mr. Markolf asked about the setbacks. Mr. Malboeuf stated that the two side setbacks were non-conforming but that what was proposed does not increase that degree of non-

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conformity. It was also noted that the footprint was being ever so slightly increased along the rear of the barn to give a straight wall where the current outhouse is attached.

In comments from the public, Ms. Cheney who lives next door had a couple of requests. She asked that during construction that there be no parking in front of her house as had happened in the past. She also requested that there be no burning of any refuse from the renovation and that if there is any pruning of the large oak tree that they honor the stockade fence and do not damage it. The other neighbor to the Stewart residence is Mr. Lobel who sent a letter since he could not attend. The letter was read aloud and was supportive of the Stewarts improvements to the property. Mr. Markolf verified with staff that all abutters had been notified and was informed that they had been. Mrs. Stewart asked if there were restrictions on when the work could be done (at what hours / days of the week) since the house was in the historic part of town. Mr. Markolf said that it would be addressed during the Conditional Use Review process.

MOTION by Mr. Markolf that as is allowed under §5.2 Conditional use Review Process(C) Waivers, that the Board waive the requirement under Table 5.1 (2) that requires the plan to be drawn by a licensed engineer, surveyor, land planner or otherwise. **SECOND** by Mrs. Roth. **VOTE**: all in favor, the motion passed.

MOTION by Mr. Markolf that § 5.3 Conditional Use Review Standards (A) General Standards items (1) through (5) are found to be satisfied. **SECOND** by Mr. Kaufmann. **VOTE**: all in favor, the motion passed.

In reviewing Specific Standards under Conditional Use, the Board discussed the building design – specifically exterior appearance. The applicant stated that their plans were to have the exterior the same color as it is now (red) and the roof will be either a metal roof like Mr. Lobel's or architectural shingles in gray or black. The siding will be clapboard with simple trim, again consistent with what is existing. The driveway can accommodate four cars. The current house has both a crawl space and some full basement. Depending on what they find when excavating, they would like a full basement unless it becomes too difficult in which case they would use a crawl space. It was also noted that there are some lilac bushes along the property line with Mr. Lobel that should be protected during construction.

MOTION by Mrs. Roth that § 5.3 Conditional Use Review Standards (B) Specific Standards items (1) through (11) are found to be satisfied. **SECOND** by Mr. Robinson. **VOTE**: all in favor, the motion passed.

MOTION by Mr. Markolf that should the Board approve this application the following conditions will apply: 1) contractors to park so that they do not limit through access along Main Street or infringe on the property of any of the abutters; 2) there will be no burning of construction debris; 3) any tree pruning or removal to be done in such a fashion as to not damage the stockade fence erected on the Stewart/Cheney property line; 4) hours of construction to be done during the hours of 8 am to 5 pm Monday through Saturday to minimize any noise disturbance to the surrounding neighbors. SECOND by Mr. Kaufmann. VOTE: all in favor, the motion passed.

MOTION by Mr. Markolf that the Board approves the application. **SECOND** by Mr. Robinson. **VOTE**: all in favor, the motion passed.

2. Review of Zoning Ordinance Revisions with Planning Commission

For the balance of the meeting the Development Review Board and members of the Planning Commission conducted a working session to exchange ideas and suggestions for improvements/modifications to the zoning ordinance. Specifically, the Planning Commission has been working on four areas: updating the Flood Hazard Area Regulations, Administrative Review, Steep Slopes and Digital Plat Recording requirement. They (the Planning Commission) received

feedback from the DRB on their proposed changes and suggestions of other areas they could look at.

3. In other business the Board signed the minutes of Minutes from July 18th, 2007, reviewed and signed the decisions for Schaefer & Trihy and reviewed and signed the mylars for Trihy & Crump.

The meeting was adjourned at 9:37 pm. The next scheduled meeting of the DRB is Wednesday August 22, 2007 at 7:00pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

8/22/07
David Markolf date

Lenord Robinson 9/5/07
Lenord Robinson date

9/5/07
Virginia Roth date

Bob Kaufmann date

TOWN OF WARREN, VT
Received for Record 9/6 2007
at 10:30 o'clock A M and Received in
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TOWN CLERK