

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
WEDNESDAY OCTOBER 22, 2008

000611

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

Others Present: Sue Frechette, Maddy Weinstein, Larry Weinstein, Dean Grover, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:00 pm.

- 1) The application **2008-09-CU**: locate a fire pond within the 100' set back of an existing stream, 1203 West Hill Rd. Lawrence D. & Madeline A. **Weinstein** request permission to construct a fire pond within the 100' set back of an existing stream. Their property, parcel id, 016002-800, is located in the Rural Residential District on 49.3 ± acres This project requires review under Article 2, Table 2.2 (Rural Residential), Article 3, § 3.13, Surface Water Protection and Article 5, Development Review of the Warren Land Use and Development Regulations
- 2) **Other Business**
 - a) Review and sign minutes from 10/01/08,
 - b) Go over November/December Schedule

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

- 1- The application **2008-09-CU**: locate a fire pond within the 100' set back of an existing stream, 1203 West Hill Rd. Lawrence D. & Madeline A. **Weinstein** request permission to construct a fire pond within the 100' set back of an existing stream. Their property, parcel id, 016002-800, is located in the Rural Residential District on 49.3 ± acres.

Mr. Monte read the warning for the application. Mr. Grover, of Grover Engineering, was representing the Weinstein's and started off by providing the board with some last minute revisions based on discussions with Mr. Hartshorn of the Warren Fire Dept. Also included in the revisions were some noted improvements to the driveway that included widening and improvements to the drainage. Mr. Grover said that they had looked very carefully at where this proposed fire pond could be located but that there were few options due to the lay of the land and in taking in recommendations from the Fire Department. As such, the proposed location does encroach on the 100-foot setback from a stream but does leave a 50-foot buffer. He stated that the pond will hold approx. 50,000 gallons of water with the Fire Dept recommendation of a minimum of 30,000 gallons.

Mr. Monte asked what the nature of the vegetation was between the proposed pond and the stream. Mr. Grover answered that there was some disturbed ground, unmowed grasses, bush, ferns and a few willows. It was also discussed that the pond would be approx. seven feet above the stream in elevation. Mr. Grover said he would call this an excavated pond that would be dug down into the water table. There was also a catch basin for any possible overflows, though those were considered to be unlikely. He added that all appropriate erosion control measures would be employed and special attention to keeping the 50 foot buffer undisturbed during construction.

Mr. Grover explained that they would be installing a dry hydrant – which it provides a vent in the event that water is needed during the winter months when the pond is frozen. After a review of the letter submitted by the Warren Fire Department with their requirements, it was asked if Mr. Grover would be involved in overseeing the contracted excavator to make sure the work was

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done as outlined. Mr. Grover said that yes, they would be involved in the staking out of the area and with periodic follow-up during construction. Mr. Markolf asked how the water would be supplied to the pond. Mr. Grover stated that it was largely spring/ground water fed with a subtle intermittent water course that was south west of the pond. He also noted that there will be times of the year that the water level of the pond will be low. Mrs. Weinstein mentioned that the sole purpose of creating this pond was to provide fire protection and in turn lower their home insurance costs.

Mr. Monte said that the Board might want to consider any possible conditions before beginning the process of going through the bylaw criteria.

MOTION by Mr. Monte that the Warren Fire Chief inspects the standpipe before it is buried.
SECOND by Mr. Markolf. **VOTE:** all in favor, the motion passed.

Mr. Monte also asked if they needed to do anything about protecting the vegetated 50 foot buffer. No one spoke up as to there being any concern based on what was currently there. Discussion then ensued as to whether or not the catch basin should be required to have periodic maintenance. Mr. Grover said that yearly maintenance is always good but that due to the design it was highly unlikely that it would get blocked up.

MOTION by Mr. Monte that the Board finds that the creation of the pond will not adversely affect the criteria under *Section 3.13 Surface Water Protection (B) items (1) through (3)*. **SECOND** by Mrs. Roth. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that the Board finds that the applicant has satisfied the criteria under *Section 5.3 Conditional Use Standards (A) General Standards items (1) through (5)*. **SECOND** by Mr. Markolf. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that all of the conditions stated in the Warren Fire Department letter of September 30, 2008 be required of the applicant during the construction and maintenance of the pond. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

Mr. Markolf asked for confirmation that an erosion control plan had been incorporated into the site plan and was told by Mr. Grover that they had. Mr. Monte then asked if any of the members had any issues to raise regarding the items under *Section 5.3 Conditional Use Standards (b) Specific Standards*. Hearing none, he made the following motion:

MOTION by Mr. Monte that the Board approves the applicant's application for the creation a residential fire pond subject to the conditions already voted. **SECOND** by Mr. Markolf. **VOTE:** all in favor, the motion passed.

2- Other Business

In other business the Board reviewed the minutes of October 1, 2008 and the Board's decision regarding the appeal of the Administrator's determination regarding the Simpson's use of their camper/trailer. The next meeting of the DRB is scheduled for Wednesday November 5, 2008 at 7:00 pm.

Mr. Monte adjourned the meeting at 8:07 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

