

**Town of Warren
Development Review Board
Minutes of Meeting
Monday, March 3, 2025**

Members Present: Chris Behn, Maria Burfoot, Chris Noone, Jeff Schoellkopf
Staff Present: Ruth Robbins (ZA), Carol Chamberlin (Recording Secretary)
Others Present: David Campanelli, Brian Carten, Lori Hayer, George McCain, Jon Rickard

The meeting was called to order by Mr. Schoellkopf at 7:03 pm.

Application # 2025-02-CU submitted by Brian Carten requests a Conditional Use approval for the building of a garage with a two bedroom apartment above. The property is located at 3299 VT Rte. 100 consisting of 2.5 +/- acres, parcel id# 100004-500 in the Rural Residential District.

Board members discussed need for Conditional Use Review for this development, and decided that the Review is necessary according the LUDRs.

Mr. McCain reviewed the site plan, pointing out proposed setbacks and other dimensions; the apartment is planned to be 28' x 32'. He explained that the existing septic system is sufficient for four bedrooms, and the house will be considered a two-bedroom house going forward. The associated Wastewater Permit has been approved by the State.

The Board agreed that the size of the ADU renders it clearly subordinate to the primary dwelling.

MOTION: Mr. Behn moved to find that the General Standards of 5.3A 1-5 are satisfied or not applicable. The motion was seconded by Mr. Noone, and passed unanimously.

No members of the Board proposed that Specific Standards be addressed.

Lori Hayer asked about the impact of the ADU on the driveway her home shares with the Carten parcel. Mr. McCain explained that this is currently a shared driveway, and would only become a road if another two parcels are served. Mr. Schoellkopf advised that Ms. Hayer look at the related regulations to better understand what might need to be addressed if her second lot is developed.

MOTION: *Mr. Schoellkopf moved to find that property line setbacks have been met, a Wastewater Permit is in place, and that the parcel has adequate road frontage. The motion was seconded by Mr. Behn, and passed unanimously.*

MOTION: *Mr. Noone moved to approve Application 2025-02-CU subject to the usual conditions. The motion was seconded by Mr. Behn, and passed unanimously.*

Application # 2025-02-SD-BLA submitted by David L. Campanelli and James A. Garilli [Millbrook Imports Inc.] requesting a Boundary Line adjustment located at 66 West Hill Road also identified as parcel ID# 016001-200 [Campanelli] and 016001-000 [Garilli] in the Warren GIS records. The property is in the Warren Village Historic Residential District consisting of 0.40 Acres. This application has been requested by an abutter, Andrew Paquin, to be reviewed by the DRB instead of an Administrative Review by the Zoning Administrator.

Mr. Paquin was not present for this hearing.

Board members reviewed a site plan depicting the proposed 0.14 acres to be transferred to Mr. Campanelli.

MOTION: *Mr. Schoellkopf moved to have the DRB decline review of this matter, and instead allow for the Zoning Administrator to review the application. The motion was seconded by Mr. Behn, and passed unanimously.*

Other Business

The upcoming schedule was reviewed.

The Minutes of 02/03/2025 were signed.

Adjournment

The meeting adjourned at 7:54 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

Development Review Board

Peter Schoellkopf Date

Chris Behn Date

Maria Burfoot Date

Chris Noone Date