

West Hill House B&B

Peter & Susan MacLaren

1496 West Hill Road, Warren Vermont 05674



30th July 2010

Town of Warren
Development Review Board
c/o Attn: Miron C. Malboeuf
PO Box 337
Warren VT 05674

**Ref: Application #2006-05-CU
Pursuant to Decisions of April 19th 2006 DRB meeting
Request for change regarding renting Barn Apartment**

Dear DRB:

We request an update regarding use of the West Hill House Barn Apartment as an Accessory Dwelling, pursuant to the decision at the DRB meeting on April 19th 2006.

At that meeting the following motion was passed:

Motion by Mr. Monte that the use of the Accessory Dwelling be confined to 1) staff of the premises, 2) family of the openers of the premises or 3) rentals under written leases for not less than a three (3) month term, and may be only rented after kitchen facilities have been installed to the satisfaction of the Zoning Administrator. The Accessory use remains in effect as long as the Inn and the barn are in common ownership. Second by Mr. Behn. VOTE: all in favor the motion passed.

It is now our intention to install satisfactory kitchen facilities based on the guidance we have received from Miron Malboeuf. We also plan to add a separate direct entrance to the Apartment as per the Town of Warren Building Permit recently granted. This work is now in process and should be substantially complete by the end of August. On completion we plan to rent out the apartment.

In this application we seek the DRB's approval to modify the minimum term of the lease from three months to one week.

We have met with Robert Mackin, Assistant State Fire Marshall, and received his approval for the use of the apartment for rental, subject to construction details that are being followed and which are also reflected in the design submitted for the Town of Warren Building Permit. We have been issued a Fire Marshall Construction Permit for the changes (See attached.)

802-496-7162
innkeepers@westhillbb.com

800-209-1049
www.westhillbb.com



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We have adequate septic capacity as approved by the State of Vermont resulting from expansion of the system in 2008 to address both events and the apartment, as previously documented to the DRB.

We have adequate parking capacity, as noted in the attached drawings: nine parking spaces for guests (eight for the B&B, one for the apartment), two for the owners and one for our part time staff, for twelve in total. (See attached.)

We are not aware of any negative impact to our neighbors or the Town of Warren relative to the duration of the rental lease.

We understand that this application will be reviewed by the DRB on August 16th, when we will be in attendance to answer any questions.

We would appreciate a timely decision.

Yours sincerely,

Peter & Susan MacLaren

For

MacLaren Holdings, LLC

802-496-7162

innkeepers@westhillbb.com

800-209-1049

www.westhillbb.com

TOWN OF WARREN
CONDITIONAL USE COMMERCIAL
PERMIT APPLICATION

Permit Application No. 2006-05-CU _____

Parcel ID # 016003-500 _____

Application Requirements: The applicant shall submit to the Administrative Officer, at least 15 days prior to a regularly scheduled Development Review Board meeting, a **Conditional Use Application**, and associated fee. The application shall include, with the required fee, 1 original and 5 copies of a **Conditional Use application**, and 1 original and 5 copies of the proposed sketch plan, if required, that include the information for CU applications specified in Table 5.1. Copies of the proposed sketch plan, if required, shall be 11" X 17" or smaller. Applicants are strongly urged to review the Town of Warren Land Use & Development Regulations Articles 5, *Development Review* before submitting an application.

1. Name of Landowner(s): MacLaren Holdings, LLC
Address: 1496 West Hill Road, Warren, VT 05674 Telephone: 802-496-7162
2. Applicant(s), if other than Landowner: Peter and Susan MacLaren
Address: 1496 West Hill Road, Warren, VT 05674 Telephone: 802-496-7162
3. Property Locations: 1496 West Hill Road
Zoning District: Rural Residential (RR)
4. Does the proposed development contain Steep Slopes as outline in Article 3, §3.4, *Erosion Control & Development on Steep Slopes*? Yes No
Is the proposed development within the Meadowland District? Yes No
Is the proposed development within the Flood Hazard District? Yes No
5. Project or Development sought under **Conditional Use**:
Change of use of accessory apartment to inn guest room. (Alter Condition #9 of the Findings of Fact and Notice of Decision (Kyle #2006-05-CU))
7. Attached evidence of written notification to all adjacent property owners, together with a copy of the documentation sent to adjoining to explain the project (see Section 9.8).
8. Attach a narrative describing the proposed **Conditional Use** (see Articles 5).
Change of use of accessory apartment to inn guest room and to provide updated parking plan layout as required under Article 3, Table 3.1. No additional changes are proposed to any current and/or currently approved uses. Regarding Article 5 general standards:
 - a. Project will have no adverse affect on existing or planned community facilities or services
 - b. Project will have no adverse impact or change to the character of the neighborhood .
 - c. Project will have no adverse impact (or increase) traffic on local roads and highways.
 - d. Project does not affect any bylaws now in effect.
 - e. Project will have no adverse affect on the utilization of renewable energy resources
9. Attach a complete sketch plan (see Table 5.1) of the project. Drawings Attached as follows:
 - C1.1 Site Plan (illustrating 12 required parking spaces
 - A1 Southwest Main Entry--Plan
 - A2.1 Northeast Rear Entry--Plan
 - A2.2 Northeast Rear Entry—Elevation
 - A2.3 Northeast Rear Entry—Walkway Section
 - A3 Egress Window for Loft
10. To facilitate the subdivision, **Conditional Use** approval process, the applicant should consult the any related Town of Warren Departments, if required, before the meeting with the Development Review Board. N/A

Pat J. Hall

Susan O'Meara

Signature(s) of Landowner(s) of Record

Pat J. Hall

Susan O'Meara

Signature(s) of Applicant(s)

| | |
|--|---------------------|
| Fee Schedule - COMMERCIAL | |
| CONDITIONAL USE: | |
| ORIGINAL OR AMENDED | \$500/EA. |
| VARIANCE | \$500/EA |
| CHANGE OF USE | \$500 |
| APPEAL OF ZONING ADMINISTRATOR'S DECISION (NOT APPEAL OF VIOLATION) | \$250 |
| Publishing Fees: | |
| CU-Commercial | \$100. ea insertion |

Date Application Received: _____

Fee Received: _____



Division of Fire Safety
Barre Regional Office
1311 US Route 302, Suite 500
Barre, VT 05641-7301
www.vtfiresafety.org

Phone (802) 479-4434
Fax (802) 479-4446
Toll Free (888) 870-7888

Department of Public Safety

June 23, 2010

Peter & Susan MacLaren
1496 West Hill Road
Warren, VT 05674

Re: Barn Renovations
1496 West Hill Road, Warren
S-68015/P-301841

Dear Mr. & Mrs. MacLaren,

As a result of my on-site inspection, conducted on June 22, 2010, as well as my review of the plans submitted to this office, I hereby issue a Construction Permit for the proposed renovations. This Permit requires compliance with the following:

- Any electrical work associated with this project must be inspected and approved by the State Electrical Inspector for the Warren area.
- As discussed, the new vestibule, which will enclose the entrance/exit stair to the guest quarters, must be fully enclosed with construction having a 1-hour fire resistance rating. This means that the door opening into the vestibule would need to have this rating and be set in an approved steel frame, with self-closing and positive-latching hardware. Wall and ceiling construction enclosing the space with need to have this fire rating. The proposed board finish could be used to cover the finished sheetrock walls.

If you could get me scale drawing of the main floor of the barn, including the changes, I could give you an accurate occupancy count.

Should you have any questions, please let me know.

Respectfully,


Robert K. Mackin, CFI
Assistant State Fire Marshal

Enc. - Construction Permit

FILE



VERMONT DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE SAFETY

Office of the State Fire Marshal & Fire Academy

CONSTRUCTION PERMIT

BUILDING NAME: West Hill House - Barre

PROJECT NAME: Renovations

ADDRESS: 1476 West Hill Rd.

Williston

SITE NUMBER: 03874

AUTHORIZATION NUMBER: 2-1316257

DATE ISSUED: 6/23/10

BY: R. J. Proctor

ASSISTANT STATE FIRE MARSHAL

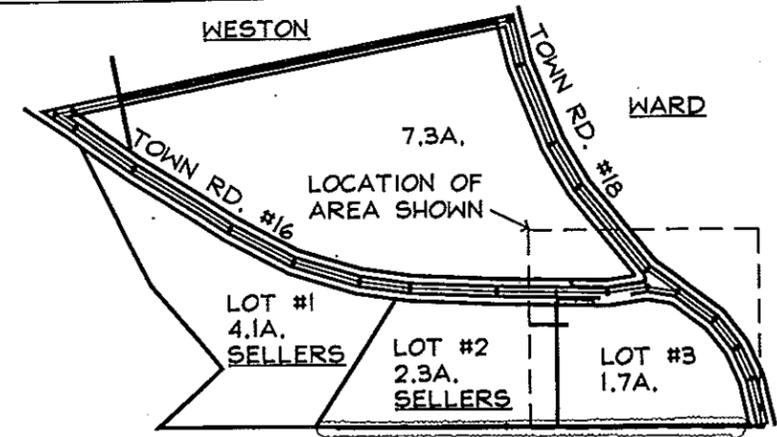
CONDITIONS: _____

As noted in plan review letter dated 6/23/10

**THIS PERMIT MUST BE POSTED AT THE BUILDING SITE
IN A CONSPICUOUS LOCATION OPEN TO PUBLIC VIEW**

Regional Offices

Barre 802-479-4434 * Rutland 802-786-5867 * Springfield 802-885-8883 * Williston 802-879-2300



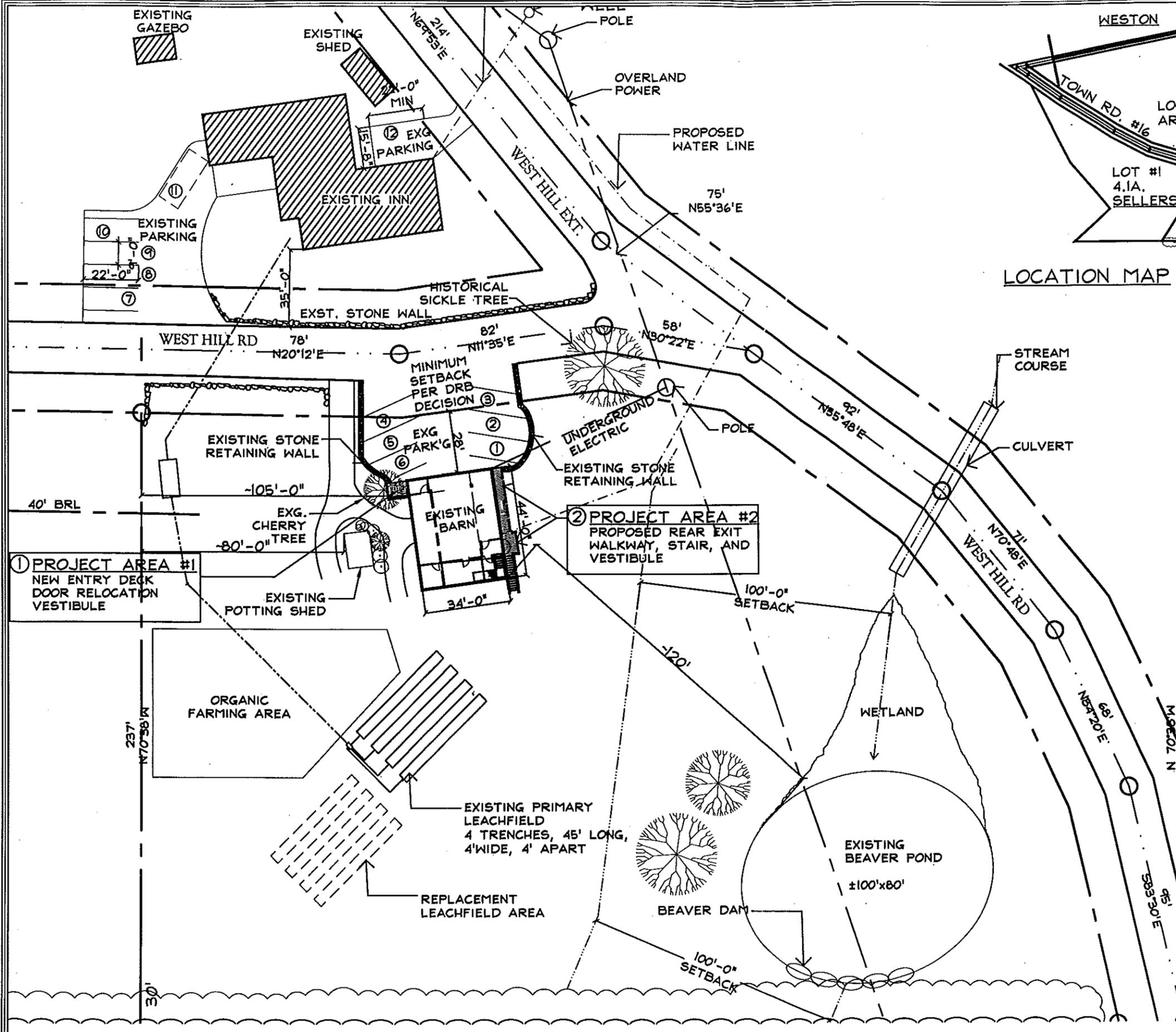
LOCATION MAP

DRAWING KEY:

- C1.1 - SITE PLAN
- A1 - SOUTHWEST MAIN ENTRY
- A2.1 - NORTHEAST REAR EXIT
- A2.2 - NORTH ELEVATION
- A2.3 - WALKWAY SECTION
- A3 - LOFT EGRESS PLAN



Drawn By: RB
Checked By: JS
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SITE PLAN INFORMATION PROVIDED BY:

DROWN & MARSH INC.
DATED: JAN. 1972 - REVISED
AUG. 1993

CHARLES GRENIER
CONSULTING ENGINEER, P.C.
DATED: JUNE 21, 1994

EXISTING BARN APPROXIMATE
LOCATION BY JSD, INC 6-16-10

| REVISIONS | |
|-----------|-------------------------|
| 1 | 07.29.10 Parking spaces |
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DATE: 06.16.10

Site Plan

C1.1

West Hill House
Proposed Barn Renovations

NOTE:

These drawings are for building improvements only, they do not certify or sanction other elements of the existing structure. Contractor to construct proposed improvements in accordance with IBC 2006, NFPA1 2006, NFPA 101 2006, the Vermont Access Code, and all other applicable codes.

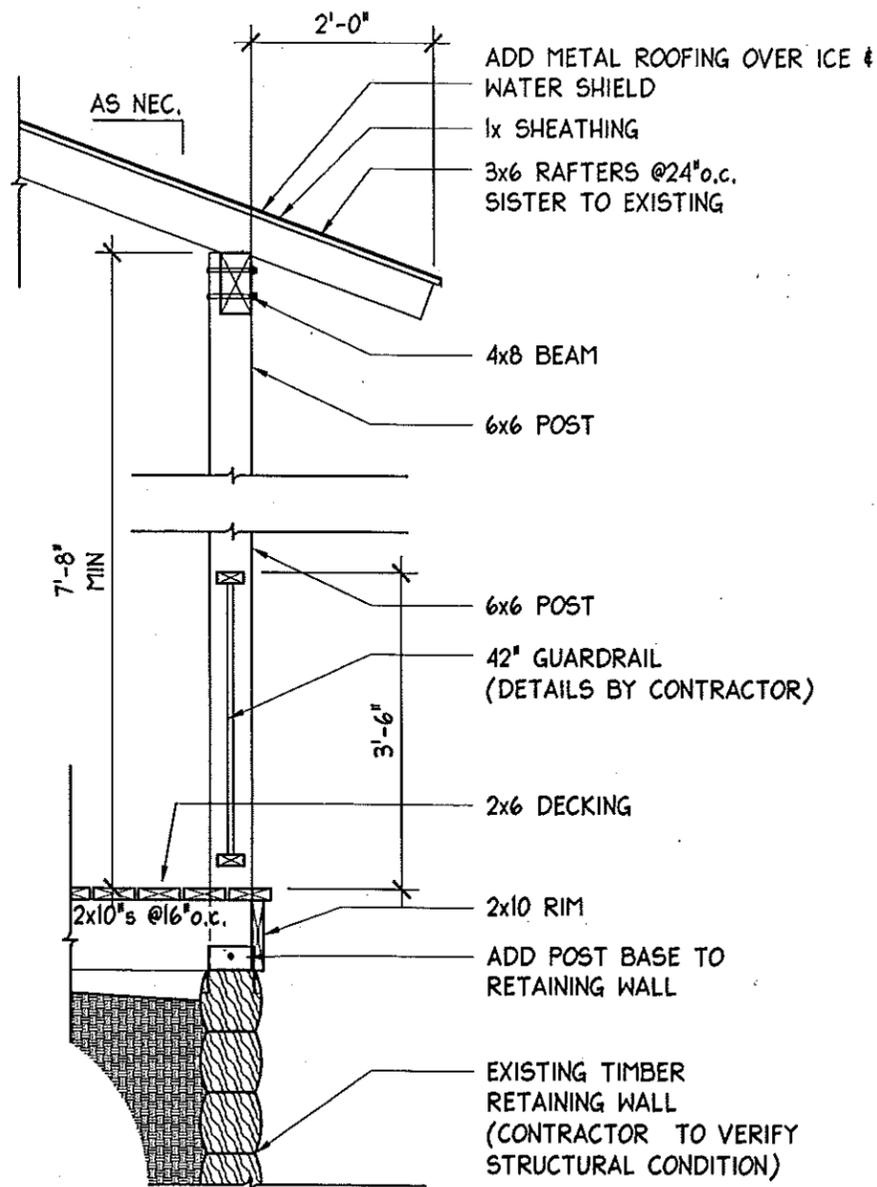
West Hill House
Proposed Barn Renovations

| REVISIONS |
|-----------|
| 06.16.10 |
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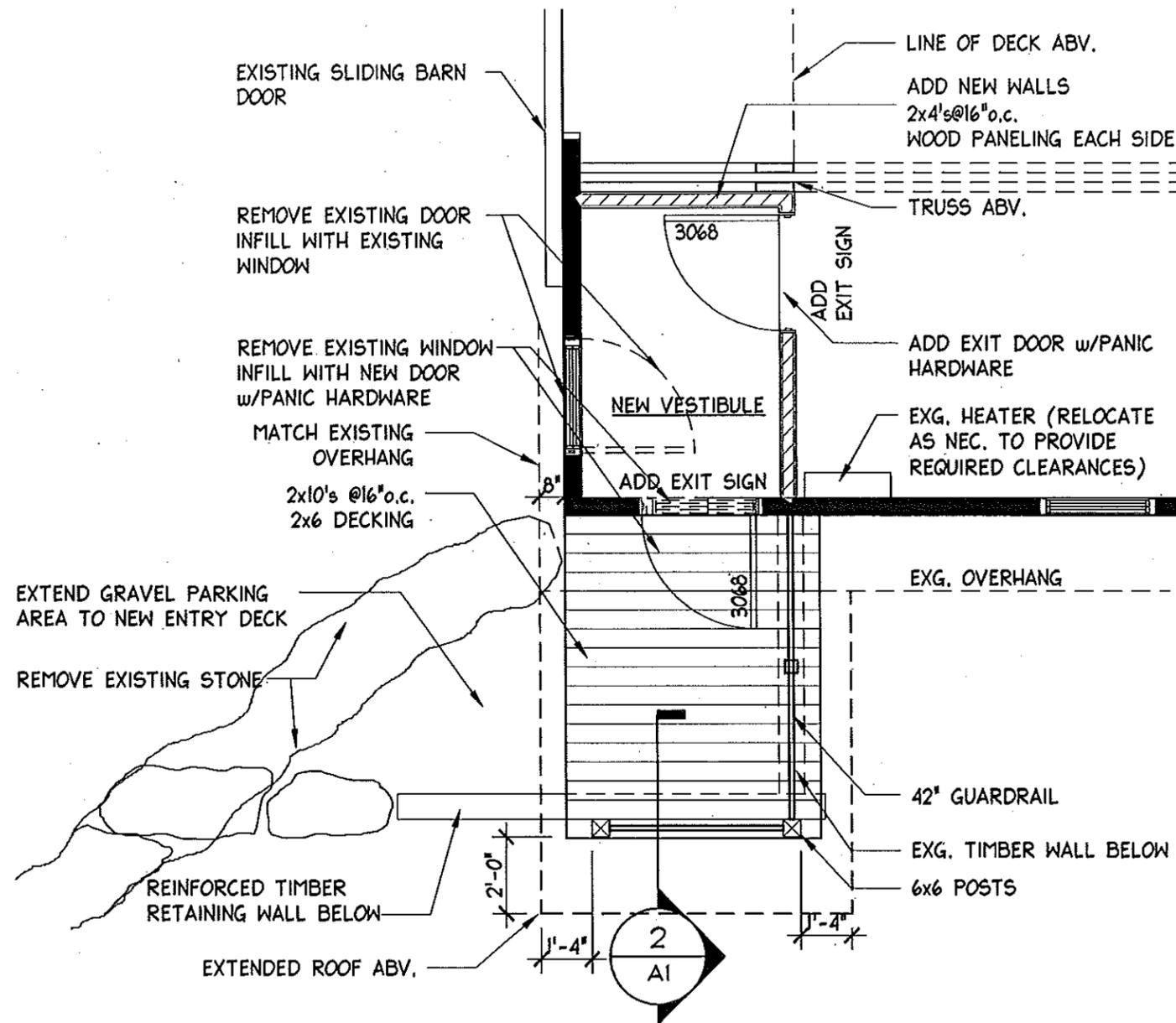
DATE: 06.09.10

Southwest
Main Entry

A1



2 Wall Section
1/2" = 1'-0"



1 Proposed Entry Plan
1/4" = 1'-0"

S:\Projects\jrd\West Hill House\Drawings\First Flr.dwg, 6/16/2010 12:29:46 PM, Copier XL

Jeff Schoellkopf Design
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-496-5266

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Checked By: JS
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West Hill House
Proposed Barn Renovations

REVISIONS

DATE: 06.09.10

Northeast
Rear Exit

A2.3

REMOVE EXISTING BRACKETS AT
DOORWAY (2)

ADD 4x6 RAFTERS AT BRACKET
LOCATIONS

2x4 LEDGER

3x6 @24"o.c.

(3) 2x10 BEAM

1/2" LAG BOLTS

2x4 LEDGER

1'-0"

2x10 LEDGER

2x6 DECKING

(3) 2x10 BEAM

3'-6"

2x10's @16"o.c.

6x6 POSTS

SIMPSON POST BASE

ADD 8" SONO-TUBES TO
5' BELOW GRADE MIN.
18"d FOOTING MIN.

NOTE:

These drawings are for building improvements only, they do not certify or sanction other elements of the existing structure. Contractor to construct proposed improvements in accordance with IBC 2006, NFPA1 2006, NFPA 101 2006, the Vermont Access Code, and all other applicable codes.

1 Walkway Section
1/2" = 1'-0"