TOWN OF WARREN
CONDITIONAL USE RESIDENTIAL
PERMIT APPLICATION

Permit Application No. 2010-16-CU Parcel ID # 210-011-000

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): TIM & PATTY CLEWLEY
   Address: 54 HILLCREST PARKWAY WINCHESTER, MA 01890 Telephone: 781-756-0260
2. Applicant(s), if other than Landowner: MACLAY ARCHITECTS
   Address: 4609 MAIN ST. WAITSFIELD VT 05673 Telephone: 802-496-4004
3. Property Locations: EAST DRIVE
   Zoning District: SUGARBUSH VILLAGE RESIDENTIAL
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**: A 1376 SF ADDITION ON 2 LEVELS
7. Attached evidence of written notification to all adjacent property owners, together with a copy of the documentation sent to adjoiners to explain the project (see Section 9.8).
8. Attach a narrative describing the proposed **Conditional Use** (see Articles 5).
9. Attach a complete sketch plan (see Table 5.1) of the project.
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.

Signature(s) of Landowner(s) of Record

Signature(s) of Applicant(s)

FEE SCHEDULE RESIDENTIAL	
CONDITIONAL USE	
ORIGINAL OR AMENDED	$250/EA.
VARIANCE	$250/EA
CHANGE OF USE	$250
APPEAL OF ZONING ADMINISTRATOR'S DECISION (NOT APPEAL OF VIOLATION)	$150
APPEAL OF VIOLATION	$100
Publishing Fees: Residential	$50. EA Insertion

Date Application Received: 9/20/10

Fee Received: 250

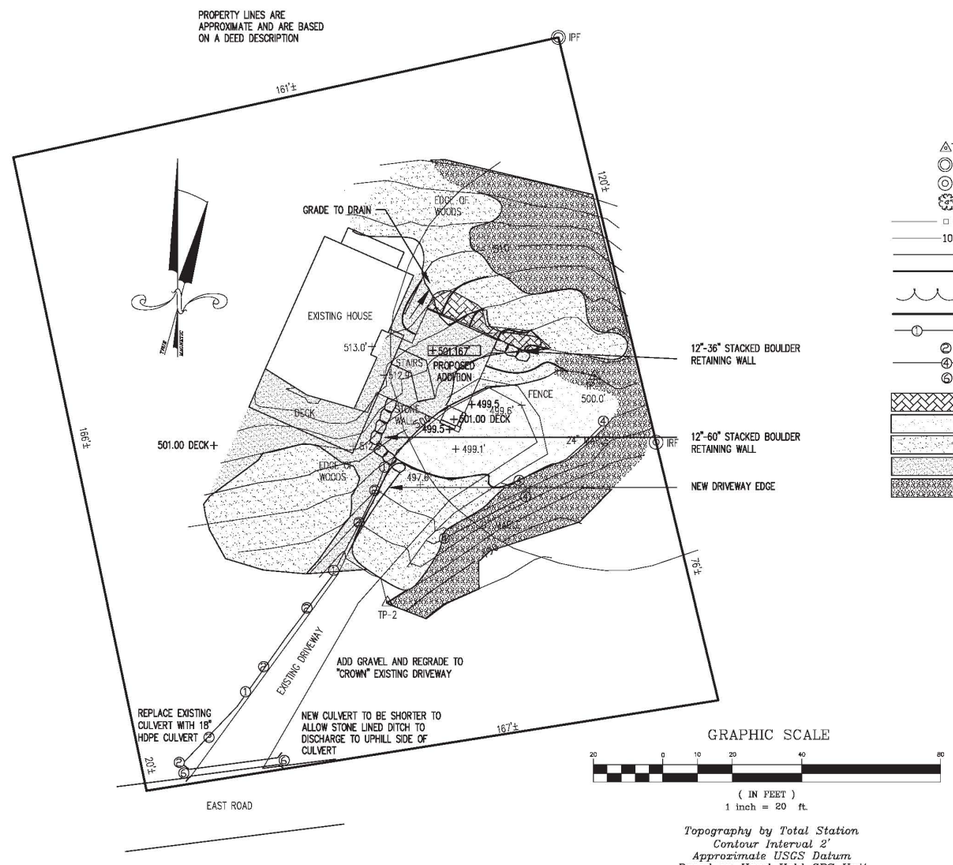
REV 03/26/09

EROSION CONTROL SCHEDULE

CONSTRUCTION ELEMENT	EROSION CONTROL	MAINTENANCE
GENERAL	1. ALL CONSTRUCTION WILL STRICTLY ADHERE TO THE PRACTICES OUTLINED IN THE VERMONT HANDBOOK FOR SOIL EROSION AND SEDIMENT CONTROL ON CONSTRUCTION SITES AND THE SPECIFICATIONS & DETAILS PROVIDED ON THESE PLANS	
	2. WATER IS TO BE APPLIED TO DISTURBED AREAS AS NECESSARY TO CONTROL DUST.	
	3. SITE VISIT BY ENGINEER OR ARCHITECT AND CONTRACTOR TO FLAG WORK LIMITS. NO HEAVY EQUIPMENT ALLOWED BEYOND THESE LIMITS.	
	4. INSTALL SILT FENCES DOWNSLOPE OF CONSTRUCTION SITE.	
	5. INSTALL CULVERTS AND STONE CHECK DAMS AS PART OF INITIAL ROUGH GRADING.	ENGINEER AND CONTRACTOR TO INSPECT EFFECTIVENESS OF DIKES AND DAMS. DRAINAGE SWALES UPSLOPE OF DIKING WILL BE INSTALLED AS REQUIRED DURING CONSTRUCTION.
	6. INSTALL STONE HEADWALLS AT INLET AND OUTLET OF ALL CULVERTS.	
	7. SEED AND MULCHING TO BE APPLIED WITHIN 2 DAYS OF COMPLETION OF ROAD SLOPING AND DITCHING.	
	8. INSTALL STONE CHECK DAMS IN DRIVEWAY DITCHES.	
	9. ALL DISTURBED AREAS TO BE SEEDED IN ACCORDANCE WITH THE SEEDING RATE TABLE ON THIS SHEET.	INSPECT DAILY AFTER RAINS; OTHERWISE WEEKLY AND REPAIR AS REQUIRED.
	10. APPLY HAY MULCH AT A RATE OF 2.5 TONS/ACRE.	

SUGGESTED SEEDING RATES AND OTHER INFORMATION OF VARIOUS SPECIES AND SEED MIXTURES

Seed species & mixtures	Seed variety	Rate in lbs. per acre	Per 1000 sq. ft.	When and where to use
Temporary seeding				
Ryegrass (annual or perennial) Winter rye (cereal rye)		20 120	0.5 2.0	Sow May 1 - September 15 Sow September 15 - May 1
Mix #1				
Creeping red fescue Perennial ryegrass	Ensylva, Pennlawn, Boreal Pennfine, Linn	10 10	0.25 0.25	This mix is used extensively for shaded areas.
Mix #2				
Switchgrass	Shelter, Pathfinder, Trailblazer, or Blackwell	20	0.5	This rate is in pure live seed. Good for upland edge of a wetland to filter runoff and provide wildlife benefits. In areas where erosion may be a problem, a companion seeding of sand love grass should be added to provide quick cover at a rate of 2 lbs. per acre (0.05 lbs. per 1000 sq. ft.)
Mix #3				
Switchgrass Big bluestem Little bluestem Indiangrass Coastal plinlegrass Sideoats grama Wildflower mix	Shelter, Pathfinder, Trailblazer, or Blackwell Niagra Aldous or Camper Rumsey Atlantic El Reno or Trailway	4 4 2 3 2 2 0.5	0.1 0.1 0.05 0.1 0.05 0.05 0.01	This mix has been successful on sand and gravel plantings. It is very difficult to seed without a warm season grass seeder such as a Truax seed drill. Broadcasting this seed is very difficult due to the fluffy nature of some of the seed, such as bluestems and indiangrass.
Mix #4				
Switchgrass Coastal panlegrass	Shelter, Pathfinder, Trailblazer, or Blackwell Atlantic	10 10	0.25 0.25	This mix is salt tolerant, a good choice along the upland edge of tidal areas and roadside.
Mix #5				
Creeping red fescue Tall fescue Perennial ryegrass Birdsfoot trefoil	Ensylva, Pennlawn, Boreal KY - 31, Rebel Pennfine, Linn Empire, Pardee	20 20 5 10	0.45 0.45 0.10 0.45	General purpose erosion control mix. Not to be used for a turf planting or play grounds.



LEGEND

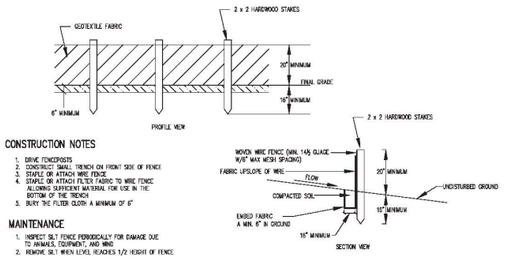
- TP-1 — Traverse point
- IPF — Iron pipe found
- IRF — Iron rod found
- Tree
- Existing wooden fence
- 100 — 10' contours
- 2' contours
- Proposed contours
- Tree line
- Property line
- Stone lined ditch
- Stone erosion check dam
- Silt fence
- Culvert headwall
- Erosion control matting
- 0 - 15% Slope
- 15 - 25% Slope
- > 25% Slope unnatural
- > 25% Slope

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Topography by Total Station
Contour Interval 2'
Approximate USGS Datum
Based on Hand Held GPS Unit



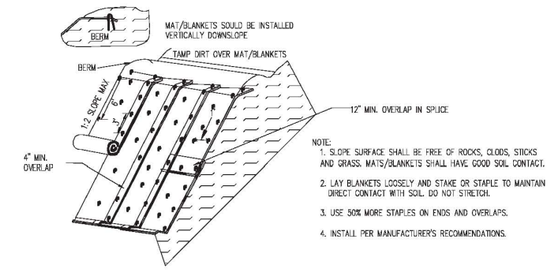
CONSTRUCTION NOTES

1. DRIVE FENCEPOSTS
2. CONSTRUCT SMALL TRENCH ON FRONT SIDE OF FENCE
3. STAPLE OR ATTACH WIRE FENCE
4. STAPLE OR ATTACH FILTER FABRIC TO WIRE FENCE ALLOWING SUFFICIENT MATERIAL FOR USE IN THE BOTTOM OF THE TRENCH
5. BURY THE FILTER CLOTH A MINIMUM OF 6"

MAINTENANCE

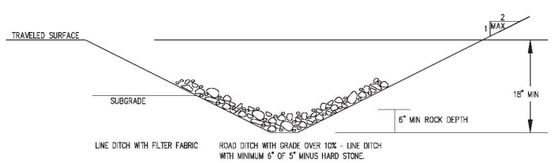
1. INSPECT SILT FENCE PERIODICALLY FOR DAMAGE DUE TO ANIMALS, EQUIPMENT, AND WIND
2. REMOVE SILT WHEN LEVEL REACHES 1/2 HEIGHT OF FENCE

EROSION CONTROL NUMBER 4
SILT FENCE DETAIL
(NOT TO SCALE)

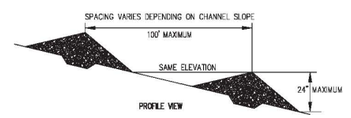


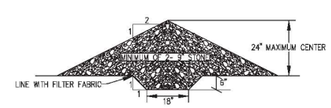
NOTE:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH.
3. USE 50% MORE STAPLES ON ENDS AND OVERLAPS.
4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL MATTING DETAIL
(NOT TO SCALE)

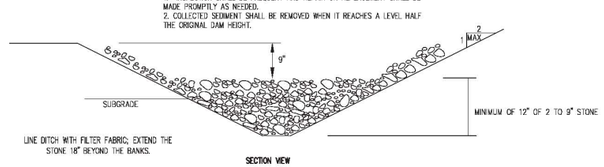


EROSION CONTROL NUMBER 1
STONE LINED DITCH
(NOT TO SCALE)

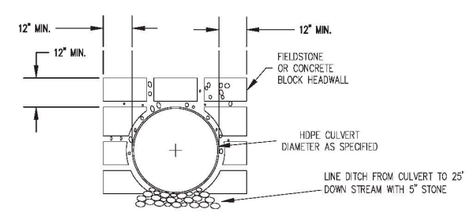




STONE CHECK DAM NOTES
1. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
2. COLLECTED SEDIMENT SHALL BE REMOVED WHEN IT REACHES A LEVEL HALF THE ORIGINAL DAM HEIGHT.

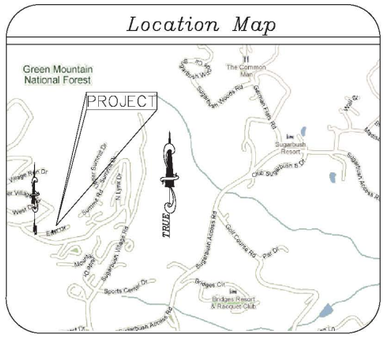


EROSION CONTROL NUMBER 2
STONE EROSION CHECK DAM
(NOT TO SCALE)



EROSION CONTROL NUMBER 6
CULVERT HEADWALL DETAIL
(NOT TO SCALE)

Location Map



THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.

Y:\Cadd\30000's\30068\dwg\30068 09-29-10.dwg

ENGINEER:
PETER C. LAZORCHAK, P.E.
VT P.E. 8930

SITE PLAN

TIM & PATTY CLEWLEY

EROSION PREVENTION & SEDIMENT CONTROL PLAN

EAST DRIVE — WARREN, VT

SCALE : 1" = 20'
DESIGNED BY: PCL — PROJECT #30068
DRAWN BY: WDB
CHECKED BY: PCL

McCAIN CONSULTING, INC.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: SEPTEMBER 21, 2010 — SHEET 1 OF 1

PROPERTY LINES ARE
APPROXIMATE AND ARE BASED
ON A DEED DESCRIPTION

IPF

161'±

120'±

166'±

76'±

20'±

167'±

TRUE
MAGNETIC

GRADE TO DRAIN

EDGE OF
WOODS

EXISTING HOUSE

513.0'

STAIRS

512.9'

501.167

PROPOSED
ADDITION

DECK

STONE
WALL

499.5

499.6'

501.00 DECK

FENCE

500.0'

501.00 DECK

24" MAPLE

IRF

499.1'

EDGE OF
WOODS

497.6

TP-2

EXISTING DRIVEWAY

ADD GRAVEL AND REGRADE TO
"CROWN" EXISTING DRIVEWAY

REPLACE EXISTING
CULVERT WITH 18"
HDPE CULVERT

NEW CULVERT TO BE SHORTER TO
ALLOW STONE LINED DITCH TO
DISCHARGE TO UPHILL SIDE OF
CULVERT

EAST ROAD

12"-36" STACKED BOULDER
RETAINING WALL

12"-60" STACKED BOULDER
RETAINING WALL

NEW DRIVEWAY EDGE

LEGEND

TP-1	Traverse point
IPF	Iron pipe found
IRF	Iron rod found
	Tree
	Existing wooden fence
100	10' contours
	2' contours
	Proposed contours
	Tree line
	Property line
1	Stone lined ditch
2	Stone erosion check dam
4	Silt fence
6	Culvert headwall
	Erosion control matting
	0 - 15% Slope
	15 - 25% Slope
	> 25% Slope unnatural
	> 25% Slope

4"
OV

GRAPHIC SCALE

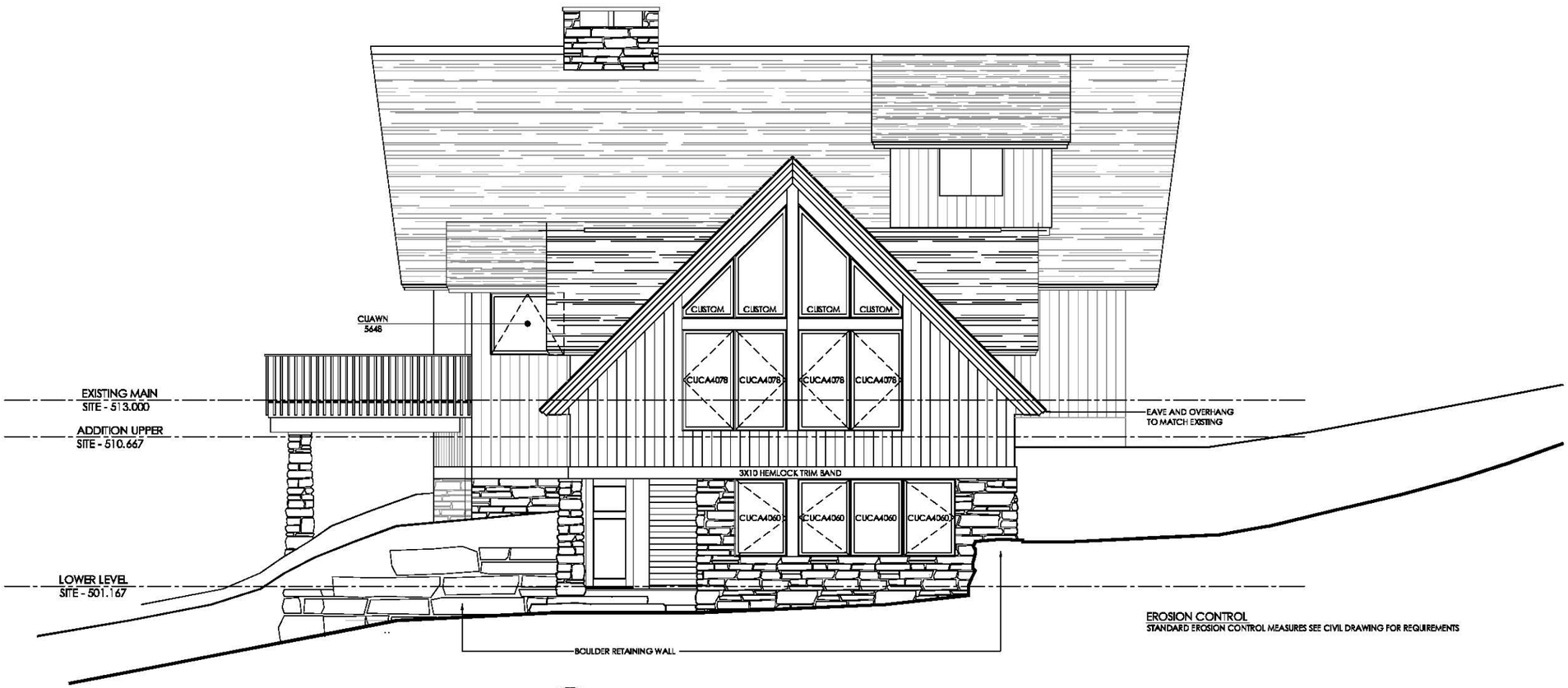
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Topography by Total Station
Contour Interval 2'
Approximate USGS Datum
Based on Hand Held GPS Unit

SPACING VARIES DEPENDING ON CHANNEL SLOPE

100' MAXIMUM



1 / A2.2 WEST ELEVATION
1/4" = 1' - 0"

9.24.10 SCHEMATIC PRICING SET

WILLIAM MACLAY ARCHITECTS & PLANNERS
4509 MAIN STREET WAITSFIELD, VT 05673 (802) 496-4004

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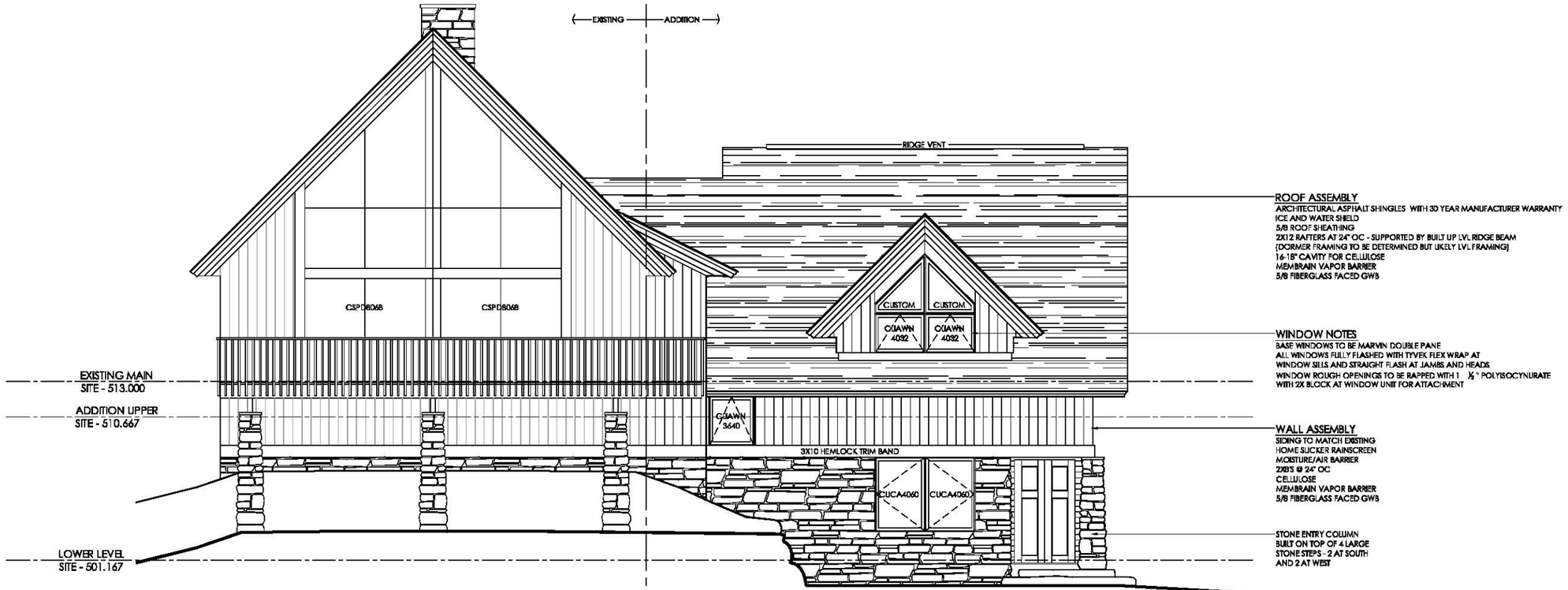
DATE REVISED | REMARKS

PROJECT # 1008
DRAWN
CHECKED
SCALE
DATE

PROJECT TITLE
CLEWLEY RESIDENCE
WARREN, VT

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A2.2



1 / A2.1 SOUTH ELEVATION
1/4" = 1' - 0"

ROOF ASSEMBLY
ARCHITECTURAL ASPHALT SHINGLES WITH 30 YEAR MANUFACTURER WARRANTY
ICE AND WATER SHIELD
5/8 ROOF SHEATHING
2X12 RAFTERS AT 24" OC - SUPPORTED BY BUILT UP LVL RIDGE BEAM
(DORMER FRAMING TO BE DETERMINED BUT LIKELY LVL FRAMING)
16-18" CAVITY FOR CELLULOSE
MEMBRAIN VAPOR BARRIER
5/8 FIBERGLASS FACED GWB

WINDOW NOTES
BASE WINDOWS TO BE MARVIN DOUBLE PANE
ALL WINDOWS FULLY FLASHED WITH TYVEK FLEX WRAP AT
WINDOW SILLS AND STRAIGHT FLASH AT JAMBS AND HEADS
WINDOW ROUGH OPENINGS TO BE RAPPED WITH 1 ½" POLYISOCYNURATE
WITH 2X BLOCK AT WINDOW UNIT FOR ATTACHMENT

WALL ASSEMBLY
SIDING TO MATCH EXISTING
HOME SLICKER RAINSCREEN
MOISTURE/AIR BARRIER
2X8'S @ 24" OC
CELLULOSE
MEMBRAIN VAPOR BARRIER
5/8 FIBERGLASS FACED GWB

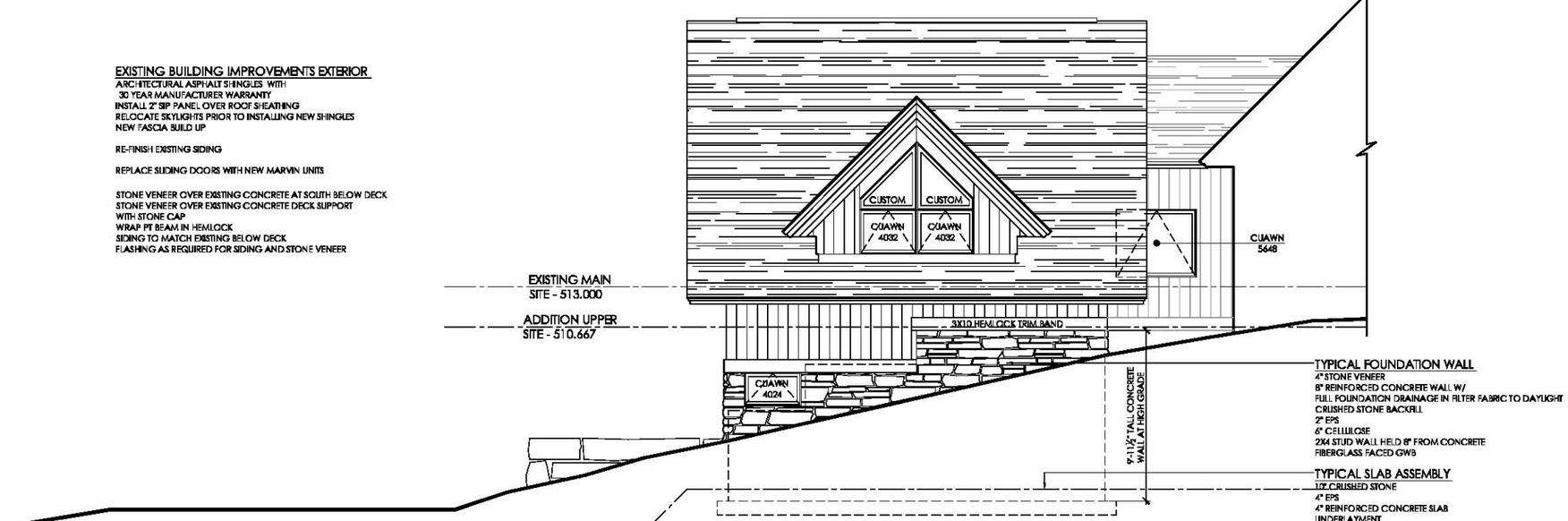
STONE ENTRY COLUMN
BUILT ON TOP OF 4 LARGE
STONE STEPS - 2 AT SOUTH
AND 2 AT WEST

EXISTING BUILDING IMPROVEMENTS EXTERIOR
ARCHITECTURAL ASPHALT SHINGLES WITH
30 YEAR MANUFACTURER WARRANTY
INSTALL 2" SIP PANEL OVER ROOF SHEATHING
RELOCATE SKYLIGHTS PRIOR TO INSTALLING NEW SHINGLES
NEW FASCIA BUILD UP

RE-FINISH EXISTING SIDING

REPLACE SLIDING DOORS WITH NEW MARVIN UNITS

STONE VENEER OVER EXISTING CONCRETE AT SOUTH BELOW DECK
STONE VENEER OVER EXISTING CONCRETE DECK SUPPORT
WITH STONE CAP
WRAP PT BEAM IN HEMLOCK
SIDING TO MATCH EXISTING BELOW DECK
FLASHING AS REQUIRED FOR SIDING AND STONE VENEER



2 / A2.1 NORTH ELEVATION
1/4" = 1' - 0"

TYPICAL FOUNDATION WALL
4" STONE VENEER
8" REINFORCED CONCRETE WALL W/
FULL FOUNDATION DRAINAGE IN FILTER FABRIC TO DAYLIGHT
CRUSHED STONE BACKFILL
2" EPS
6" CELLULOSE
2X4 STUD WALL HELD 8" FROM CONCRETE
FIBERGLASS FACED GWB

TYPICAL SLAB ASSEMBLY
10" CRUSHED STONE
4" EPS
4" REINFORCED CONCRETE SLAB
UNDERLAYMENT
WOOD FLOORING OR TILE

9.24.10 SCHEMATIC PRICING SET

WILLIAM MACLAY ARCHITECTS & PLANNERS
4509 MAIN STREET WAITSFIELD, VT 05673 (802) 496-4004

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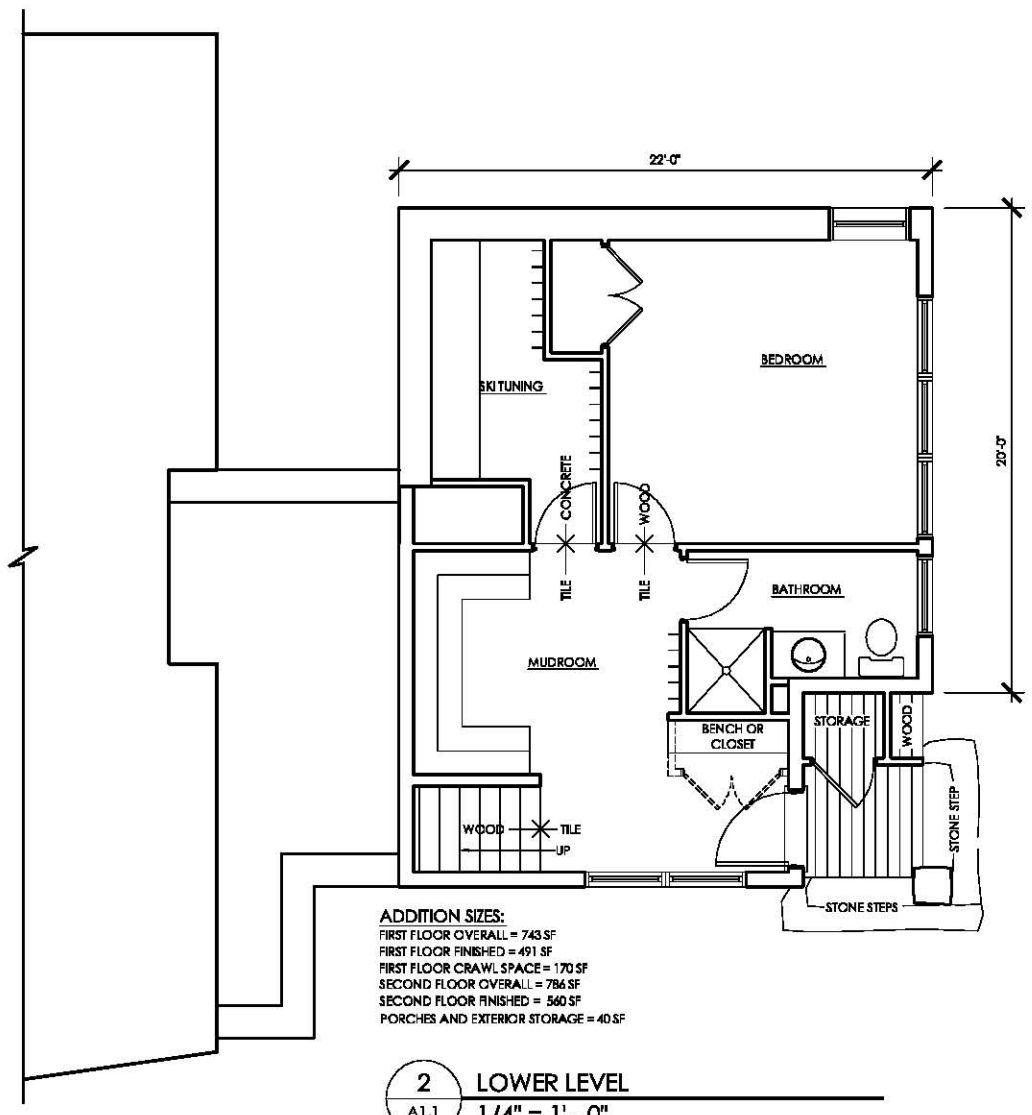
DATE REVISED | REMARKS

PROJECT # 1008
DRAWN
CHECKED
SCALE
DATE

PROJECT TITLE: CLEWLEY RESIDENCE
WARREN, VT

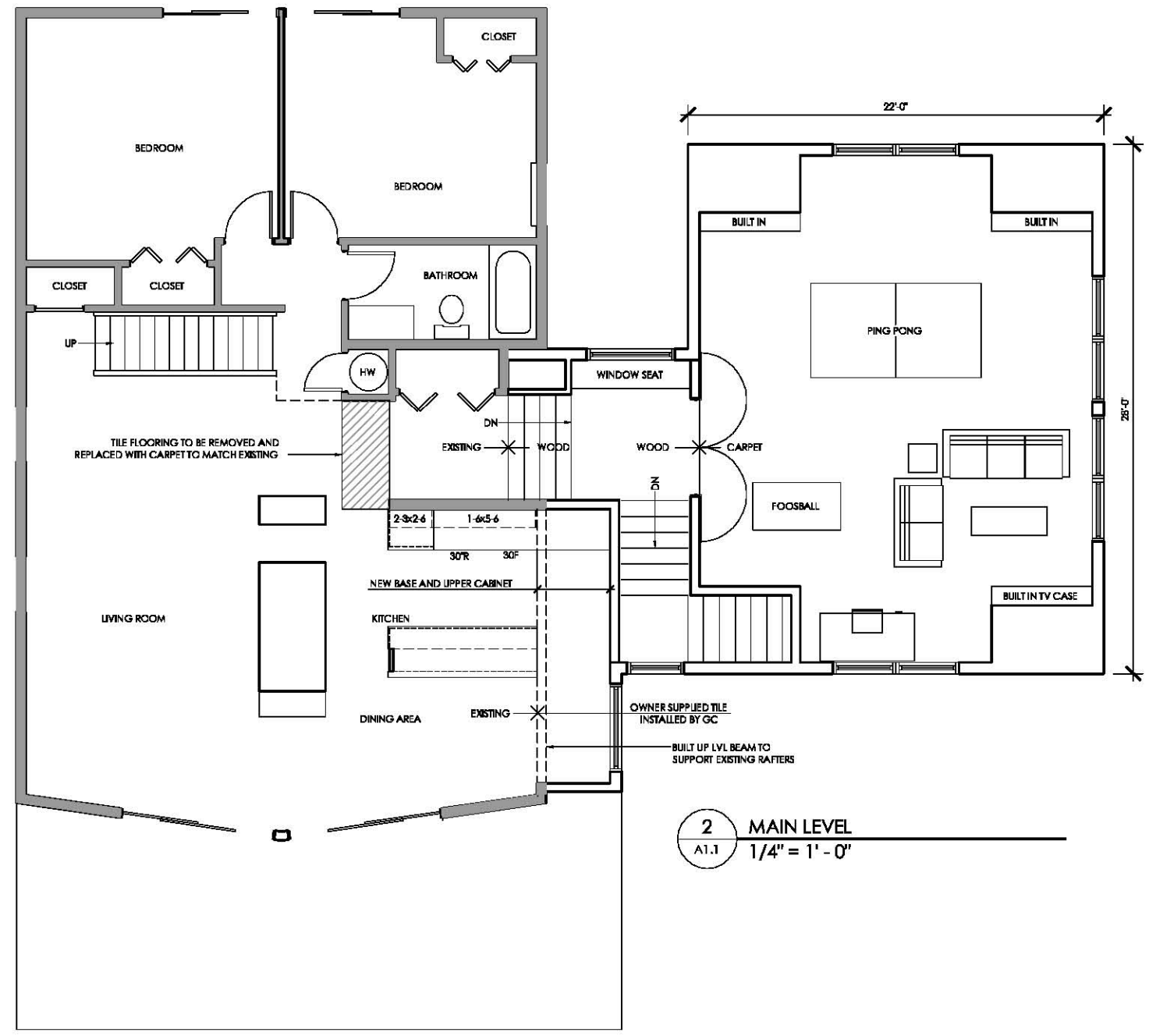
SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NO. A2.1



ADDITION SIZES:
FIRST FLOOR OVERALL = 743 SF
FIRST FLOOR FINISHED = 491 SF
FIRST FLOOR CRAWL SPACE = 170 SF
SECOND FLOOR OVERALL = 786 SF
SECOND FLOOR FINISHED = 560 SF
PORCHES AND EXTERIOR STORAGE = 40 SF

2 / A1.1 LOWER LEVEL
1/4" = 1' - 0"



2 / A1.1 MAIN LEVEL
1/4" = 1' - 0"

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REMARKS

PROJECT # 1008
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SCALE
DATE

PROJECT TITLE
CLEWLEY RESIDENCE
WARREN, VT

SHEET TITLE
FLOOR PLANS

SHEET NO.
A1.1