TOWN OF WARREN
PO BOX 337
WARREN, VT 05674
PHONE (802) 496-2709
FAX (802) 496-2418

CONDITIONAL USE REVIEW – WORKSHEET

Parcel #: 006002-100

Permit #: 2011-03-CU

Date Received: 02/14.11

(To be completed by Town of Warren staff)

Applicant: Don and Nancy Jones

Address: 107 Thunder Road, Sudbury, MA 01776

Phone: 978-443-0460

Landowner: Tobias Danforth & Alison Alden, Trustees

Address: 10 Spray Avenue, Marblehead, MA 01945

Phone: 781-631-1130

Contact Person: Nicole MacHarg of McCain Consulting, Inc.

Address: 93 South Main Street, Suite 1, Waterbury, VT 05676

Phone: 802-244-5093

Brief description of the proposed development: Construction of a 24' x 36' garage. In the proposed location for the garage, a sloped bank was created, making the grade steeper; however the original grade was approximately 19%.

Please respond to the following criteria and sub-criteria. Please attach additional pages if the space provided below is insufficient. For clarification of the following criteria, please refer to the WARREN LAND USE & DEVELOPMENT REGULATIONS, Article 5, Section 5.3 – *Conditional Use Review Standards.*

Section 5.3 (A) – *General Standards.* How does the proposed development affect the following:

(1) The capacity of existing or planned community facilities or services. The addition of a garage will not affect the capacity of existing or planned community facilities or services.

(2) Character of the neighborhood or area affected. The addition of a garage will not affect the character of the neighborhood.

(3) Traffic on roads and highways in the vicinity. The addition of a garage will not affect traffic.

(4) Bylaws now in effect. All required RR District road and property line setbacks are met. Per Section 3.4(B)(1) "Development involving the site disturbance, excavation, filling or regarding of 1000 or more square feet of land with a gradient of 15% or more...shall be subject to conditional use review and approval by the Development Review Board under Article 5 and the requirements of Subsections (C) and (D) below." Subsections (C) and (D) refer to the requirement of providing a grading plan and an erosion prevention and sedimentation control plan. Grading and erosion control plans and depicted on the attached site plan.

(5) The utilization of renewable energy resources. The construction of the garage will not affect the utilization of any renewable energy resources.

5.3 (B) – *Specific Standards.* Briefly address each of the following standards as they apply to the proposed development:

(1) Building Design. The garage will be a 2-story structure (considered to be 1 finished floor). The garage will not be over 35 feet in height. The style, building materials, and color(s) will not be out of character with the existing structures in the surrounding area.

(2) Traffic Circulation & Access. (See Section 3.1) The addition of a garage will not affect traffic circulation or access.

(3) Bicycle & Pedestrian Access. The addition of a garage will not affect bicycle or pedestrian access.

(4) Parking & Service Areas. (See Section 3.10) Parking will continue to be in the driveway for the house, and now also in the garage.

(5) Outdoor Storage & Display. Not applicable to this project.

(6) Landscaping & Screening. Landscaping will be at the discretion of the applicants. Screening will not be necessary.

(7) Protection of Natural Resources. (See Section 7.4) Natural resources will not be affected by the garage.

(8) Erosion Control. (See Sections 3.4 & 7.5) The project will conform to the standards of the Construction General Permit program administered by the Agency of Natural Resources.

(9) Surface Water Protection. (See Section 3.13) Not applicable to this project as there are no streams, rivers, ponds, or wetlands in the vicinity of the proposed garage.

(10) Lighting. (See Section 3.9) It is anticipated that wall-mounted lighting will be installed adjacent to the doors of the garage. It is possible that the applicants will choose to also install a motion-sensitive security spot light. All lights will be controlled from inside the residence or garage and all lighting will be shielded and downcast.

(11) Performance Standards. (See Section 3.11) This project is not anticipated to cause, create, or result in noise, clearly apparent vibration, smoke, dust, noxious gases, or other forms of air pollution, releases of heat, cold, moisture, mist, fog, or condensation, any electromagnetic disturbances or electronic transmissions or signals, glare, lumen, light or reflection, liquid or solid waste or refuse, or undue fire, safety, explosive, radioactive emission or other hazard.

(C) District Standards. In addition to the above standards, please attach separate pages to respond to the following standards for proposed projects with in the specified districts. For clarification of the following criteria, please refer to the WARREN LAND USE & DEVELOPMENT REGULATIONS, Article 2 – *Zoning Districts & District Standards* and Article 5, Section 5.3 (C) – *District Standards.*

(1) Lincoln Peak Growth Center. (Conditional uses within the Sugarbush Village Commercial (SVC), Sugarbush Village Residential (SVR) and German Flats Commercial (GFC) Districts)

(2) Warren Village. (Conditional uses within the Warren Village Commercial (WVC) and Warren Village Historic Residential (WVR) Districts)

(3) Meadowland Overlay District. (Uses within the Meadowland Overlay (MO) District)

(4) Forest Reserve District. (Uses within the Forest Reserve (FR) District)

(D) Flood Hazard Overlay District Standards. (Uses within the Flood Hazard Overlay (FHO) District)