

**TOWN OF WARREN
CONDITIONAL USE RESIDENTIAL
PERMIT APPLICATION**

Permit Application No. 2011-10-CU

Parcel ID # 038002-000

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): MARY MOFFROID REVACBLE TRUST, MOFFROID MARY TRUSTEE

Address: 3938 LEAFY WAY, MIAMI, FL 34134 Telephone: 496-2873

2. Applicant(s), if other than Landowner: _____

Address: _____ Telephone: _____

3. Property Locations: 572 LOOP RD

Zoning District: RURAL 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:** SFD(22' X 30') 6 60 SF with DECKS (5 X 22) (10X22) (5 X 30)& (10 X 30) and Wildlife & Conservation ponds (90 X 120)

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).

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

Mary Moffroid

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	\$60. EA /Insertion

Date Application Received: _____

Fee Received: 310.00

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

CONDITIONAL USE REVIEW – WORKSHEET

Parcel #: <u>038002-000</u>
Permit #: <u>2011--10-CU</u>
Date Received: <u>07/25/11</u>
(To be completed by Town of Warren staff)

Applicant: MARY MOFFROID, TRUSTEE : MARY MOFFROID REVOCABLE TRUST
Address: 572 Loop Rd
Phone: 496-2873

Landowner: SAME
Address: _____
Phone: _____

Contact Person: SAME
Address: _____
Phone: _____

Brief description of the proposed development: Build a one-room
Teahouse and landscape pond (water lilies + wildlife)

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.

NO IMPACT. PRE-EXISTING HOUSE WAS REMOVED.
WILL BE CONTINUING RESIDENTIAL USE

(2) Character of the neighborhood or area affected.

NO CHANGE FROM PREVIOUS USE AS RESIDENTIAL SITE

(3) Traffic on roads and highways in the vicinity.

NO CHANGE

(4) Bylaws now in effect.

NO IMPACT

(5) The utilization of renewable energy resources.

PLANNING TO PLACE P.V. SOLAR PANELS ON ROOF

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

(1) **Building Design.** ONE STORY 22' x 30' c deck (5' x 10'). Flat roof. Erected on slab or sonotubes (depending on contractor's opinion). If former, retaining walls will be built.

(2) **Traffic Circulation & Access.** (See Section 3.1) Foot path from Top of site. Will be temporarily widened ^{5' spaced} for building phase with unprocessed gravel that can be removed after construction or sodd & seeded to maintain smoother pathway.

(3) **Bicycle & Pedestrian Access.** See above. No bikes.

(4) **Parking & Service Areas.** (See Section 3.10) all parking will be at top of site

(5) **Outdoor Storage & Display.** N/A

(6) **Landscaping & Screening.** this Teahouse will be nestled in with surrounding ledge outcropping. Shrubbery will screen house from top view.

(7) **Protection of Natural Resources.** (See Section 7.4) Terrain is mostly ledge. No trees need cutting. Wildlife pond will continue to attract birds & animals

(8) **Erosion Control.** (See Sections 3.4 & 7.5) Install and maintain silt fences as needed. Muck seeded areas with hay to retain sod laid down, Before 10/15

(9) **Surface Water Protection.** (See Section 3.13) Storm water run off will be minimally changed from now; will be deflected around 25' and still be channeled by gravity into pond or down the hill.

(10) **Lighting.** (See Section 3.9) Solar lights will be installed along path.

(11) **Performance Standards.** (See Section 3.11) all aspects will be according to codes in place

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Brief Description

The project entails building a one level, one room dwelling and a wildlife pond on our sloped site at 572 Loop Road on Prickly Mountain. The land is open and almost all ledge. The pond exists now but permitting has waited for submittal of plans for a primary dwelling.

The land is zoned for residential and agricultural use and has been a residential site since 1971. We bought the land in 2005 and had the existing house burned down by the Warren Fire Department, with the intention to build anew.

Impact on Neighborhood

The proposed dwelling will have no new impact on any existing or planned community facilities or services. The character of the neighborhood will be unchanged. There will be no new traffic on the roads and highways in the vicinity, with the exception of the construction phase when large trucks will be accessing the site. The Bylaws of the Potato Road Association will not be affected by this proposal.

Renewable Energy

We are planning to put photovoltaic panels on the roof and will depend on solar energy for this dwelling. Although the dwelling is intended for use only in the warm seasons, there will be a wood-burning stove for heat. The path will be lighted with solar lights

Specific Standards

The building design entails either a poured concrete slab or sonar tubes - depending on what the contractor discovers when the proposed building site is scraped. The intent is to nestle the structure as much as possible into a surrounding ledge outcropping. Retaining walls will be constructed as needed.

Maximal size is:

East/West length 35 feet with one 10 ft deck and one 5 ft deck

North/South length 22 feet with one 10 ft deck and one 5 ft deck

Height: 10 feet above ground

Eaves: To extend over decks for growing vines and providing shade

Traffic Circulation and Access

Ultimately, only a foot path will be used to access the site. Prior to construction, the current foot path will be widened for vehicles by spreading unprocessed gravel in the deeper depressions to smooth out the terrain. Following construction, these areas will be sodded and seeded with ground cover and mulched with hay to restore the terrain.

Only pedestrian access will be permitted after construction has been completed. All parking will be at the top of the site where the ground is level. There will not be any outdoor storage or displays.

Landscape and Screening

The house will be sided with either cedar clapboard or stone, blending in with the natural woods and rocks of the area. Shrubbery will be planted on the South side to screen the house from the top of the hill. The rest of the building fronts on acres of wooded land and will not be visible to neighbors. The terrain is mostly ledge. The wildlife pond will continue to attract birds and animals from the adjacent woodlands. Other natural resources will be untouched, except as necessary for the construction phase (described above).

Erosion Control

Retaining walls will be built as needed. The areas that get filled in with unprocessed gravel to smooth the terrain for construction vehicles will subsequently be sodded and seeded over prior to October 15th. Silt fences will be installed if needed.

Storm water currently runs down the ledges and down the hill or into the pond where it evaporates. The proposed building should not impact stormwater runoff.

Standards - All aspects of construction and use shall conform to existing codes.