

**Setbacks:**

The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the consultant. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites:

ITEM	LEACHFIELD	SEPTIC TANK	SEWER
DRILLED WELL	SEE PLAN	50	50
SPRING	SEE PLAN	75	75
LAKES, PONDS, IMPOUNDMENTS	50	25	25
RIVERS, STREAMS	50	25	10
PROPERTY LINE	25	10	10
ROADWAY, DRIVEWAY, PARKING LOTS	10	5	SEE PLAN
TREES	10	10	10
SERVICE WATER LINE	25	25	SEE PLAN

**ZONING INFORMATION**  
WARREN VILLAGE MIXED USE DISTRICT  
DIMENSIONAL STANDARDS

MINIMUM LOT SIZE -	¼ ACRE
MAXIMUM DENSITY (Dwellings) -	4 UNIT/ACRE
MINIMUM FRONT SETBACK -	10'
MINIMUM SIDE SETBACK -	10'
MINIMUM REAR SETBACK -	15'
MINIMUM LOT COVERAGE -	66%
MINIMUM BUILDING HEIGHT -	35'

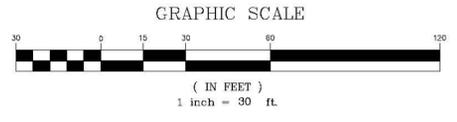
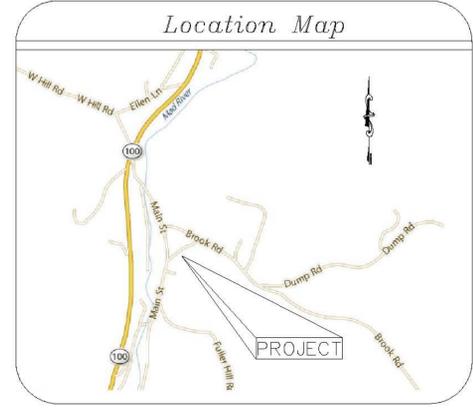
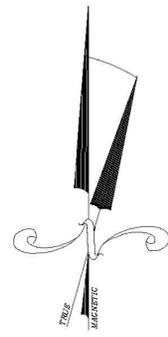
EXISTING GARAGE TO BE CONVERTED INTO A 4 BEDROOM SINGLE FAMILY HOME. THE BUILDING WILL BE REMODELED, EXISTING ARCHITECTURE STYLING OS TO BE RETAINED.

EXISTING SUGAR HOUSE TO BE RELOCATED AND CONVERTED INTO A 2 BEDROOM SINGLE FAMILY HOME. THE BUILDING WILL BE REMODELED, EXISTING ARCHITECTURE STYLING OS TO BE RETAINED.



**LEGEND**

- △ TP-1 Traverse point
- SB-1 Test pit
- IPF Iron pipe found
- IRF Iron rod found
- Calculated Point
- PP Utility pole
- DW Drilled well
- S Spring
- Concrete monument
- Overhead power lines
- 100' 10' contours
- 2' contours
- Tree line
- Property line
- Right of way line
- Ditch/drainage swale
- Stream
- Access easement
- SFR Single family residence
- Building envelope



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

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\32000's\32046\dwg\32046 09-27-12.dwg

**PRELIMINARY**  
NOT FOR CONSTRUCTION

CONSULTANT:  
GUNNER MCCAIN  
LD-B #237  
CPSSC #2646  
CBSSW #0177

**SITE PLAN**  
**LUCY O'BRIEN/BOKAY, LTD.**  
**6 LOT PUD**

FLAT IRON ROAD WARREN, VT

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SCALE : 1" = 30'  
DESIGNED BY: GNM PROJECT #32046  
DRAWN BY: WDB  
CHECKED BY: GNM

**MCCAIN CONSULTING, INC.**  
93 SOUTH MAIN STREET  
WATERBURY, VERMONT 05676

DATE: SEPTEMBER 27, 2012 SHEET 1 OF 1



October 16, 2012

Miron Malboeuf  
Advisor to Development Review Board  
Town of Warren  
PO Box 337  
Warren, VT 05674

Re: Lucy O'Brien and Bokay, LTD  
Subdivision and Conditional Use approval for a PUD  
Flat Iron Road, Warren Village Mixed Use District  
McCain Project No. 32046

Dear Miron,

Please find enclosed 1 original and 5 copies of the Zoning Permit Application, Subdivision Application, and Conditional Use Application for the above referenced project in Warren Village. The associated fee check, list of adjoiners, letter to Warren Fire Department, and 5 copies of the site plan are also included in this application package.

*Project Narrative:*

A Planned Unit Development is proposed along Flat Iron Road in Warren Village. Lucy O'Brien and Bokay, LTD. currently own 3 lots totaling 2.33 acres with a single family home on each lot. The proposed project will reconfigure those 3 lots to create a total of 6 lots as shown on the attached site plan. Lot 1 will be 0.47 acres and will contain an existing single family home, and barn with existing craftman's shop and 2 new apartments. Lot 2 will be 0.33 acres and will contain an existing single family home. Lot 3 will be 0.18 acres and will contain an existing single family home. Lot 4 will be 0.26 acres and will contain the existing garage converted into a single family home. Lot 5 will be 0.14 acres and will contain the existing sugar house converted into a single family home. Lot 6 will be 0.62 acres and will contain a new single family home and open meadow.

As required in Section 8 for a PUD, the layout and configuration of the lots and placement of buildings is consistent with the historic pattern and scale of development found within the Village of Warren. Building envelopes are oriented towards the road or driveway for all lots and a consistent building setback is maintained on each lot. Sidewalks are not proposed as part of this project because they will not connect to any existing pedestrian infrastructure. However, the applicant is considering building sidewalks in front of her property. The majority of Lot 6, including the open meadow and visible hillside will remain open as the new house will be nestled into an existing

slope. Existing structures such as the 3 single family homes, barn, garage and sugar house will be retained and used for residential dwellings as part of this project to maintain the historic look of the properties. It is our understanding that street lighting will be provided by the placement of a telephone pole on the property as shown on the site plan, and that the telephone pole and light will be provided and placed on the property by the Town of Warren Road Crew.

Please let us know if you have any questions or require additional information on this project. Also, please inform us of the time of the Development Review Board hearing on November 5, 2012 when the proposed PUD will be reviewed.

Sincerely,  
McCain Consulting, Inc.

A handwritten signature in black ink that reads "Kristen Howell". The signature is written in a cursive, flowing style.

Kristen Howell  
Permit Specialist

Enc.

CC: Lucy O'Brien

# APPLICATION FOR ZONING PERMIT

## TOWN OF WARREN

Office of Planning, Zoning & 911

PO BOX 337

WARREN, VT 05674-0337

(802) 496-2709, Ext 24 FAX (802) 496-2418, Email: zoning@warrenvt.org

APPLICATION NO. \_\_\_\_\_ GRAND LIST NO. \_\_\_\_\_

1. APPLICANT: NAME Lucy O'Brien and Bokay, LTD.

ADDRESS PO Box 413, Warren, VT 05674

TELEPHONE 806-316-1062

2. LAND OWNER: (If different from Applicant)

NAME same

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_

3. LOCATION OF PROPERTY: Flat Iron Road, Warren Village

4. ZONING DISTRICT: Warren Village Mixed Use District

### INSTRUCTIONS:

Please provide all of the information requested in this application (items 1-19 and sketch plan). Read the Land Use & Development Regulations and familiarize yourself with requirements for building and development in the Town of Warren. Failure to provide all required information will delay the processing of this application. Projects other than a 1 or 2 family residences or agricultural uses require additional information in addition to that requested here. Consult the regulations for application requirements. Submit one copy of this application and a check made out to the "Town of Warren" according to the fee schedule attached herein. 50% of the fee is refundable if the application is withdrawn prior to issuance of the permit.

The undersigned hereby applies for a Zoning Permit for the use described in pages 1-4 of this application, to be issued on the basis of the representations made herein, all of which the applicant swears to be true. ALL PROPERTY OWNERS MUST SIGN THIS APPLICATION.

Lucy O'Brien Oct 9, 2012  
SIGNATURES OF ALL PROPERTY/LAND OWNERS DATE

\_\_\_\_\_  
SIGNATURES OF ALL PROPERTY/LAND OWNERS DATE

Date received at the Town Clerk's Office: \_\_\_\_\_ Fee received: \_\_\_\_\_

Date deemed complete and processed by the Zoning Administrator: \_\_\_\_\_

5. LEGAL INTEREST IN PROPERTY: fee title

6. DATE PROPERTY ACQUIRED: 2002, 2003, and 2004

7. DEED IN RECORDED BOOK: Book 168 page 254; Book 147 page 214; Book 166 page 81

OF LAND RECORDS

8. SIZE OF PROPERTY IN ACRES: 2.33 acres

9. FRONTAGE ON ROAD(S): 420 feet on Flat Iron Road  
(If property fronts on more than one road please include each frontage measurement individually.)

10. EXISTING USE OF PROPERTY AND DATE USE STARTED: Existing single family homes, barn, garage and sugar house. The date uses started is 1946.

11. DESCRIPTION OF WORK TO BE DONE: The lots owned by Lucy O'Brien and Bokay, LTD will be subdivided into 6 lots total for residential use. Lot 1 will be 0.47 acres and will contain an existing single family home, and barn with existing craftsman shop and two new apartments. Lot 2 will be 0.33 acres and will contain an existing single family home. Lot 3 will be 0.18 acres and will contain an existing single family home. Lot 4 will be 0.26 acres and will contain the existing garage converted into a single family home. Lot 5 will be 0.14 acres and will contain the existing sugar house converted into a single family home. Lot 6 will be 0.62 acres and will contain a single family home and protected view.

12. PROPOSED NEW USE OF PROPERTY: Residential Use.

13. DIMENSIONS OF PROPOSED AND EXISTING BUILDING(S):

PROPOSED: LENGTH: \_\_\_\_\_ WIDTH: \_\_\_\_\_ HEIGHT: \_\_\_\_\_

NO. OF STORIES: \_\_\_\_\_ TOTAL SQUARE FOOTAGE: \_\_\_\_\_

EXISTING: LENGTH: \_\_\_\_\_ WIDTH: \_\_\_\_\_ HEIGHT: \_\_\_\_\_

NO. OF STORIES: \_\_\_\_\_ TOTAL SQUARE FOOTAGE: \_\_\_\_\_

14. SETBACKS FROM ROAD(S) AND/OR STREAM(S): 10'

PROPERTY LINES: FRONT: 10 REAR: 15 SIDE(S): 10, 10

15. DESCRIBE TYPE OF WATER SYSTEM: Village water and sewer

16. A Health Permit is required from the Health Officer for new single and two-family residences and/or additions that significantly increase the septic requirements of single or two-family residences (additions of bedrooms, etc.). The Health Permit for sewage disposal systems MUST BE OBTAINED BEFORE THIS ZONING PERMIT CAN BE PROCESSED. Please attach a copy of the Health Permit to this application and provide information noted below. Please see Health Ordinance for more details. Copies are available at the Town Clerk’s Office.

Health Permit No: n/a Date Approved: \_\_\_\_\_

System Designer: \_\_\_\_\_ No. of Bedrooms: \_\_\_\_\_

17. ESTIMATED COST OF CONSTRUCTION: \_\_\_\_\_

18. COMPLETE THE SITE PLAN ON PAGE 4 OF THIS APPLICATION (YOU MAY ATTACH A SEPARATE SHEET), PROVIDING ALL REQUIRED INFORMATION. **See attached.**

19. USE THIS SPACE BELOW TO PROVIDE ANY OTHER INFORMATION YOU FEEL IS RELEVANT FOR THIS APPLICATION.

**PLEASE NOTE THE FOLLOWING REGARDING THIS PERMIT APPLICATION:**

\*\*\*\*\*

**This application cannot be processed until all requested information is submitted in clear and readable form. You may attach addition sheets to this application.**

If a permit is granted on the basis of this application;

- 1) An interested person may appeal any decision made by the Zoning Administrator within 15 days of the date of issuance.
- 2) The permit shall not take effect until the appeal period has passed.

A permit granted on the basis of this application will be voided in the event of misrepresentations of the information contained herein, or if construction is not substantially complete within two (2) years from the date of issuance.

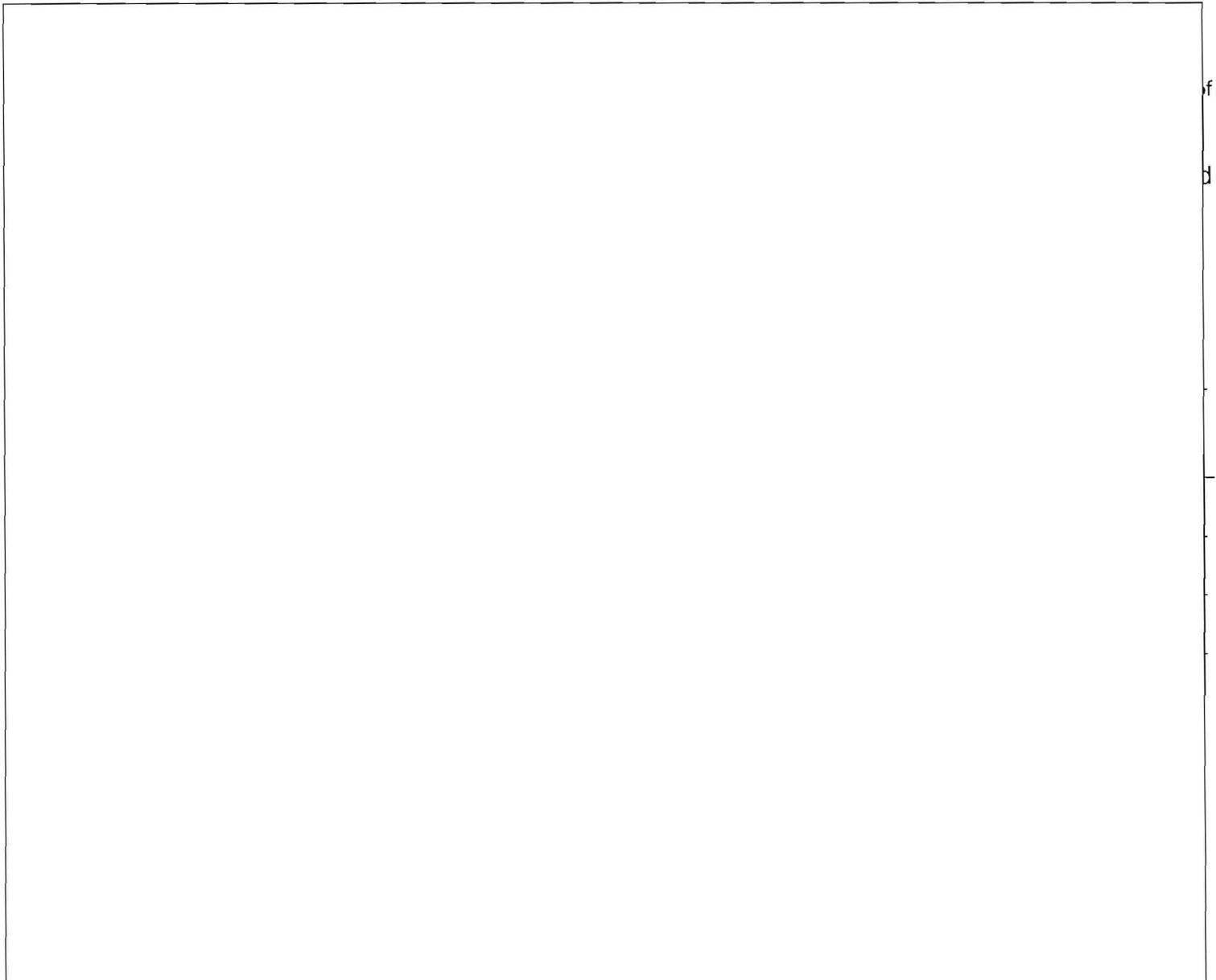
An extension for a permit may be requested prior to the expiration date of the issued permit.

If information contained in an issued permit changes (e.g. size of proposed structure) an amended application must be submitted with in 15 days of the change to the Zoning Administrator.

**SKETCH PLAN**

Please include 2 copies of the sketch of your project, drawn to scale, indicating all listed information. You may use the space provided bellow or attach a separate sheet no smaller than 8½” x 11”

- Location of existing and proposed structures
- Dimensions of all structures (including roof overhangs)
- Property lines and dimensions
- Existing and proposed structures setbacks
- Easements and/or right-of-way
- Names of abutting properties
- Existing & proposed curb cuts & driveways
- Existing & proposed streets, sidewalks, curb cuts
- Signs, fences, stonewalls
- Other important information relevant to the application
- Septic tank location
- Leach field location
- Location of water source
- Indicate wooded or open areas
- Location of utilities
- Locations of rives & streams
- Outside storage areas
- Location of dumpster
- Lighting plan & fixture sheet



Permit Number# \_\_\_\_\_

Please complete all applicable fee(s) calculations and enclose a check for the total amount upon submission of completed applications. Make checks payable to: Town of Warren, **ADOPTED JANUARY 2011**

Please complete all applicable fee(s) calculations and enclose a check for the total amount upon submission of completed applications. Make checks payable to: Town of Warren

**BUILDING PERMITS - ZONING ADMINISTRATION FEES**

Note: # of Finished Floors may also be calculated as total finished square footage, which would include all usable space, garages (attached & unattached), finished basements, finished attics, etc.

**RESIDENTIAL CONSTRUCTION FT<sup>2</sup> new construction, additions, mobile home, single/two, or multi-family dwelling and garages**

(To establish fee base under 2001ft<sup>2</sup> or over 2001ft<sup>2</sup> Include Existing Structure & Additional ft<sup>2</sup>, insert new ft<sup>2</sup> in the space below: A or B)

**Under 2001 ft<sup>2</sup>**

A. \_\_\_\_\_ ft<sup>2</sup>. X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$ 20.00 = \_\_\_\_\_ + \$ 150. = \_\_\_\_\_

**OVER 2001 ft<sup>2</sup>**

B. \_\_\_\_\_ ft<sup>2</sup>. X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$ 30.00 = \_\_\_\_\_ + \$ 250. = \_\_\_\_\_

DECKS AND SMALL PORCHES, UNDER 101 ft<sup>2</sup> \$75 (EACH) = \_\_\_\_\_

DECKS AND SMALL PORCHES, 101 ft<sup>2</sup> AND UP \_\_\_\_\_ SQ' ÷ 100 X \$10.00 = \_\_\_\_\_ + \$ 100 = \_\_\_\_\_

OUTBUILDING: BARNs, SHEDS(No FOUNDATION) (LESS THAN 200 ft<sup>2</sup> \$ 75 = \_\_\_\_\_

(GREATER THAN 200 SQ'): \_\_\_\_\_ ft<sup>2</sup>. X \_\_\_\_\_ # Floors ÷ 100 X \$15.00 = \_\_\_\_\_ + \$200 = \_\_\_\_\_

RE-ISSUE OF PERMIT WITH NO CHANGE \$75 = \_\_\_\_\_

POOL OR POND \$100 = \_\_\_\_\_

OTHER \$100 = \_\_\_\_\_

**RENOVATION:**

**MINOR-** LESS THAN 500 ft<sup>2</sup>.OR LESS THAN 10K (USE SF OR VALUE WHICHEVER IS GREATER)

1.50/ \$1,000.00 OF VALUE: +100.00 \_\_\_\_\_ = \_\_\_\_\_

OR ft<sup>2</sup>. \_\_\_\_\_ X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$15.00 = \_\_\_\_\_ + \$100 = \_\_\_\_\_

**MAJOR -** GREATER THAN 500 ft<sup>2</sup>. OR GREATER THAN 10K (USE SF OR VALUE WHICHEVER IS GREATER)

2.00/ \$1000.00 OF VALUE, \_\_\_\_\_ + 250 = \_\_\_\_\_

OR \_\_\_\_\_ ft<sup>2</sup> X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$30.00 = \_\_\_\_\_ + \$350 = \_\_\_\_\_

HOME OCCUPATION \$75 = \_\_\_\_\_

LETTER OF PERMIT STATUS OR CERTIFICATE OF ZONING COMPLIANCE \$ 75 = \_\_\_\_\_

CHANGE OF USE OR ADDITION OF USE \$150 = \_\_\_\_\_

**LATE FEE (CONSTRUCTION BEFORE PERMIT) 150% ADDITIONAL TO ABOVE = \_\_\_\_\_**

# APPLICATION FOR ZONING PERMIT

## COMMERCIAL CONSTRUCTION

*New construction or additions, hotel, motel, lodge, club, time-share, condominium, restaurant, nightclub, etc.*

\_\_\_\_\_ ft<sup>2</sup> X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$ 40.00 = \_\_\_\_\_ + \$500 = \_\_\_\_\_

### OUTBUILDINGS, PRIMITIVE GARAGE, RECREATIONAL BUILDING(UNHEATED), DECK

\_\_\_\_\_ ft<sup>2</sup> X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$30.00 = \_\_\_\_\_ + \$300 = \_\_\_\_\_

### OUTDOOR FACILITY

TENNIS COURT, POOL, REG. GOLF COURSE, POND \$200 / UNIT OR HOLE = \_\_\_\_\_

OTHER: 300 EA. = \_\_\_\_\_

RE-ISSUE WITH NO CHANGE \$200 = \_\_\_\_\_

### AMENDMENT:

CHANGE IN ft<sup>2</sup>  
\_\_\_\_\_ ft<sup>2</sup> X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$40.00 + \$500 = \_\_\_\_\_

### OTHER PROJECTS & RENOVATIONS:

**MINOR-** LESS THAN 500 ft<sup>2</sup>.OR LESS THAN 10K (USE SF OR VALUE WHICHEVER IS GREATER)

3.00/ \$1,000.00 OF VALUE : \_\_\_\_\_ + \$ 100 = \_\_\_\_\_

OR ft<sup>2</sup>. \_\_\_\_\_ X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$15.00 = \_\_\_\_\_ + \$ 200 = \_\_\_\_\_

**MAJOR** - GREATER THAN 500 ft<sup>2</sup>. OR GREATER THAN 10K (USE SF OR VALUE WHICHEVER IS GREATER)

5.00/ \$1000.00 OF VALUE, \_\_\_\_\_ + \$400 = \_\_\_\_\_

OR \_\_\_\_\_ ft<sup>2</sup> X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$40.00 = \_\_\_\_\_ + \$500 = \_\_\_\_\_

**SIGNS** \$100 = \_\_\_\_\_

**RENEWAL OF COMMERCIAL CONSTRUCTION PERMIT (NO CHANGE)** \$300 = \_\_\_\_\_

**LATE FEE (CONSTRUCTION BEFORE PERMIT) 150% OF TOTAL FEE ADDED TO ABOVE** = \_\_\_\_\_

### OTHER:

CERTIFICATE OF ZONING (SPECIFIC PERMIT) COMPLIANCE \$75 = \_\_\_\_\_

CERTIFICATE OF ZONING COMPLIANCE (GENERAL CONDITION, NO INSPECTION): \$75 = \_\_\_\_\_

CERTIFICATE SUBDIVISION COMPLIANCE INSPECTION \$100.00 / LOT, # OF LOTS \_\_\_\_\_ = \_\_\_\_\_

ROAD CUT PERMIT \$100 = \_\_\_\_\_

RE-ISSUE OF LOST PERMIT \$ 100 = \_\_\_\_\_

### ADMINISTRATIVE REVIEW (by Administrative Officer):

Residential Fee – 250.00 Plus Warning Fee 60.00 & 10.00/ Abutter  
Notification by Staff = \_\_\_\_\_

Commercial Fee – 500.00 Plus Warning Fee 100.00 & 20.00/ Abutter  
Notification by Staff = \_\_\_\_\_

**DEVELOPMENT REVIEW BOARD FEES**

PUD (PRD) REVIEW *	\$800	<u>800</u>
LOT LINE ADJUSTMENT	\$300	<u>          </u>
SUBDIVISION - MINOR	\$400/LOT	<u>1200</u>
SUBDIVISION - MAJOR	\$800/LOT	<u>          </u>
REVISION TO AN APPROVED PLAT	\$400/LOT	<u>          </u>
REVISION TO PRD/PUD	\$500	<u>          </u>
AMENDED APPLICATION (PRIOR TO PLAT FILING) 50% OF REGULAR FEE		<u>          </u>
ROAD SIGNS AS REQUIRED FOR SUBDIVISION ROADS \$130.00/SIGN		<u>          </u>
CONDITIONAL USE & VARIANCE, RESIDENTIAL - ORIGINAL OR AMENDED	\$250/EA.	<u>          </u>
CONDITIONAL USE & VARIANCE, COMMERCIAL - ORIGINAL OR AMENDED	\$500/EA	<u>          </u>
CHANGE OF USE	\$200	<u>          </u>
APPEAL OF ZONING ADMINISTRATOR'S DECISION	150.00	<u>          </u>
APPEAL OF ZONING ADMINISTRATOR'S OF NOTICE OF VIOLATION	100.00	<u>          </u>
<b>PLUS LEGAL NOTICE (SEE BELOW)</b>		
STAY OF ENFORCEMENT: NO CHARGE		
<b>LATE FEE (USE BEFORE DRB APPROVAL) 200% ADDITIONAL TO ABOVE</b>		<u>          </u>

**LEGAL NOTICES:**

MINOR SUBDIVISIONS & RESIDENTIAL CU's \$60 EA. WARNING	<u>          </u>
MAJOR SUBDIVISIONS & COMMERCIAL CU's \$100 EA. WARNING	<u>100</u>

**RESEARCH AND DOCUMENT PRODUCTION FEES \$75/HR PLUS COPIES**

LEGAL FEES SEE APPENDIX A COPIES OF TOWN REGULATIONS		<u>          </u>
LAND USE & DEVELOPMENT REGULATIONS	\$25	<u>          </u>
TOWN PLAN	\$25	<u>          </u>

**TOTAL FEES DUE \$2100**

**TOTAL FEES RECEIVED**

**ALL TOWN OF WARREN MUNICIPAL AND SCHOOL PROJECTS ARE EXEMPT FROM FEES.**

**TOWN OF WARREN  
SUBDIVISION, PRD AND PUD  
PERMIT APPLICATION**

Permit Application No. \_\_\_\_\_

Parcel ID #004-002.500, 004-002.400, 004-002.300

**Application Requirements:** The applicant shall submit to the Administrative Officer, at least 15 days prior to a regularly scheduled Development Review Board meeting, a subdivision, PRD/PUD application and associated fee. The application shall include, with the required fee, 1 original and 5 copies of a subdivision, PRD/PUD application, and 1 original and 5 copies of the proposed sketch plan that include the information for sketch plan applications specified in Table 6.2. Copies of the proposed sketch plan shall be 11" X 17" or smaller. Applicants are strongly urged to review the Town of Warren Land Use & Development Regulations Articles 6, 7 and/or 8 before submitting an application.

1. Name of Landowner(s): Lucy O'Brien and Bokay, LTD.

Address: PO Box 413, Warren, VT 05674 Telephone: 806-316-1062

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

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

3. Property Locations: Flat Iron Road, Warren Village

Zoning District: Warren Village Mixed Use District

4. Does the proposed development contain Steep Slopes as outline in Article 3, §3.4, *Erosion Control & Development on Steep Slopes*? **Yes x** No  
 Does the proposed development contain Critical Wildlife Habitat **Yes** **No x**  
 Is the proposed development within the Meadowland District? **Yes** **No x**  
 Is the proposed development within the Flood Hazard District? **Yes** **No x**

5. Total acreage to be subdivided: 2.33 acres 6. Total number of lots: 6

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). **See attached**

8. Attach a narrative describing the proposed subdivision (see Articles 6 & 7). **See attached**

9. Attach a complete sketch plan (see Table 6.2) of the project. **See attached**

10. To facilitate the subdivision, PRD/PUD approval process, the applicant should consult the Warren Fire Department before the initial meeting with the Development Review Board. **See attached**

Lucy O'Brien  
Signature(s) of Landowner(s) of Record

Lucy O'Brien  
Signature(s) of Applicant(s)

Date Application Received: \_\_\_\_\_

Fee Schedule	
Minor Subdivision	\$400/lot
Major Subdivision	\$800/lot
Lot Line Adjustment	\$300
PRD/PUD Review	\$800
Rev to AP 1/2 Base Fee	
Hearing Notification Fee:	
Minor	\$60.EA
Major	\$100.EA

Fee Received: \_\_\_\_\_

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

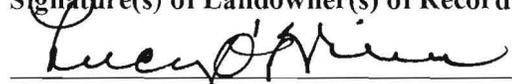
Permit Application No. \_\_\_\_\_

Parcel ID #004-002.300, 004-002.400, 004-002.500

**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): Lucy O'Brien and Bokay, LTD.  
Address: PO Box 413, Warren, VT 05674 Telephone: 806-316-1062
2. Applicant(s), if other than Landowner: \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone: \_\_\_\_\_
3. Property Locations: Flat Iron Road, Warren Village  
Zoning District: Warren Village Mixed Use District
4. Does the proposed development contain Steep Slopes as outline in Article 3, §3.4, *Erosion Control & Development on Steep Slopes*? **Yes x** No  
Is the proposed development within the Meadowland District? **Yes** **No x**  
Is the proposed development within the Flood Hazard District? **Yes** **No x**
5. Project or Development sought under **Conditional Use:** Planned Unit Development
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). **See attached.**
8. Attach a narrative describing the proposed **Conditional Use** (see Articles 5). **See attached.**
9. Attach a complete sketch plan (see Table 5.1) of the project. **See attached.**
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)

<b>FEE SCHEDULE RESIDENTIAL:</b>	
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: \_\_\_\_\_

**Setbacks**

The following are general setback distances that must be met, unless otherwise indicated by the permitting authority and/or the conditions. It is not intended and necessary to include all relevant setback distances and the applicable setback distance may not apply to all sites.

ITEM	LEAD FEET	SETBACK	REMARK
1. SIDE YARD	5'	5'	
2. FRONT YARD	10'	10'	
3. REAR YARD	5'	5'	
4. SIDE SETBACK	5'	5'	
5. REAR SETBACK	5'	5'	
6. FRONT SETBACK	10'	10'	
7. SIDE SETBACK	5'	5'	
8. REAR SETBACK	5'	5'	
9. FRONT SETBACK	10'	10'	
10. SIDE SETBACK	5'	5'	
11. REAR SETBACK	5'	5'	
12. FRONT SETBACK	10'	10'	
13. SIDE SETBACK	5'	5'	
14. REAR SETBACK	5'	5'	
15. FRONT SETBACK	10'	10'	
16. SIDE SETBACK	5'	5'	
17. REAR SETBACK	5'	5'	
18. FRONT SETBACK	10'	10'	
19. SIDE SETBACK	5'	5'	
20. REAR SETBACK	5'	5'	
21. FRONT SETBACK	10'	10'	
22. SIDE SETBACK	5'	5'	
23. REAR SETBACK	5'	5'	
24. FRONT SETBACK	10'	10'	
25. SIDE SETBACK	5'	5'	
26. REAR SETBACK	5'	5'	
27. FRONT SETBACK	10'	10'	
28. SIDE SETBACK	5'	5'	
29. REAR SETBACK	5'	5'	
30. FRONT SETBACK	10'	10'	
31. SIDE SETBACK	5'	5'	
32. REAR SETBACK	5'	5'	
33. FRONT SETBACK	10'	10'	
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35. REAR SETBACK	5'	5'	
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41. REAR SETBACK	5'	5'	
42. FRONT SETBACK	10'	10'	
43. SIDE SETBACK	5'	5'	
44. REAR SETBACK	5'	5'	
45. FRONT SETBACK	10'	10'	
46. SIDE SETBACK	5'	5'	
47. REAR SETBACK	5'	5'	
48. FRONT SETBACK	10'	10'	
49. SIDE SETBACK	5'	5'	
50. REAR SETBACK	5'	5'	

**ZONING INFORMATION**

WARREN VILLAGE WARD (VW) DISTRICT

MINIMUM STANDARDS

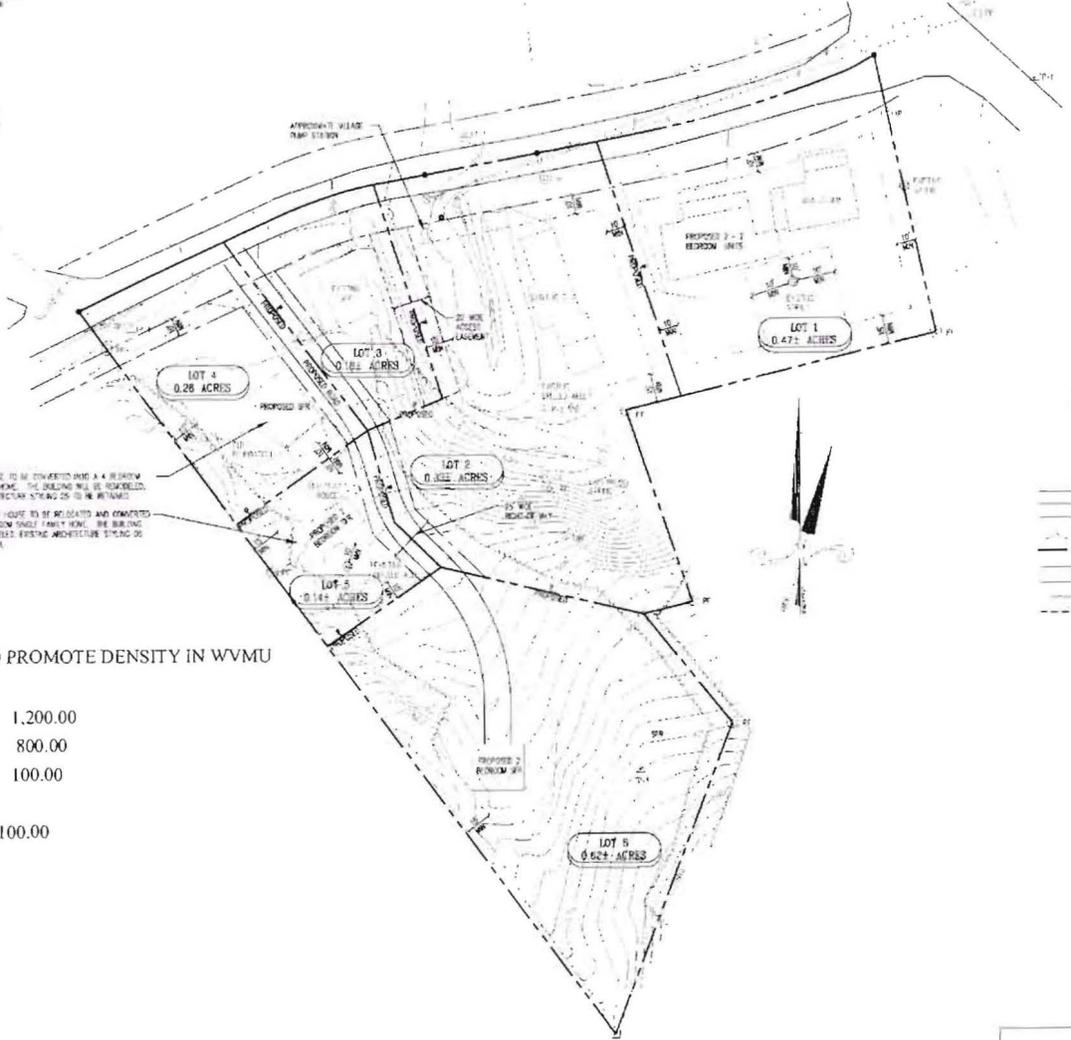
- 1. MIN. LOT SIZE: 1/4 AC
- 2. MIN. FRONT YARD SETBACK: 10 FT
- 3. MIN. SIDE YARD SETBACK: 5 FT
- 4. MIN. REAR YARD SETBACK: 5 FT
- 5. MIN. MAX. BUILDING HEIGHT: 35 FT
- 6. MIN. MAX. BUILDING FOOTPRINT: 100% OF LOT AREA
- 7. MIN. MAX. BUILDING VOLUME: 100% OF LOT VOLUME

EXISTING GARAGE TO BE CONVERTED INTO A 4-BEDROOM SINGLE-FAMILY HOME. THE BUILDING WILL BE REFINISHED, REMOVING ARCHITECTURAL STYLING TO BE RETAINED.

EXISTING HOUSE TO BE RE-DESIGNED AND CONVERTED INTO A 2-BEDROOM SINGLE-FAMILY HOME. THE BUILDING WILL BE REFINISHED, REMOVING ARCHITECTURAL STYLING TO BE RETAINED.

**BLENDED FEE TO PROMOTE DENSITY IN WVMU**

LOTS 1, 2, 6	1,200.00
PUD FEE 3, 4, 5	800.00
Warning Fee	100.00
Includes 2 Hearings	
<b>Total</b>	<b>2,100.00</b>



**LEGEND**

- 1. 1/4" = 1' (Scale)
- 2. 1/8" = 1' (Scale)
- 3. 1/16" = 1' (Scale)
- 4. 1/32" = 1' (Scale)
- 5. 1/64" = 1' (Scale)
- 6. 1/128" = 1' (Scale)
- 7. 1/256" = 1' (Scale)
- 8. 1/512" = 1' (Scale)
- 9. 1/1024" = 1' (Scale)
- 10. 1/2048" = 1' (Scale)
- 11. 1/4096" = 1' (Scale)
- 12. 1/8192" = 1' (Scale)
- 13. 1/16384" = 1' (Scale)
- 14. 1/32768" = 1' (Scale)
- 15. 1/65536" = 1' (Scale)
- 16. 1/131072" = 1' (Scale)
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- 18. 1/524288" = 1' (Scale)
- 19. 1/1048576" = 1' (Scale)
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**Lucy O'Brien and Bokay, LTD**  
**Flat Iron Road Prroperty**  
**List of Adjoiners**

001-001-101	Penny Rodriguez 2108 B Street San Diego, CA 92102
001-001-000	Raymond & Marcella Gratton PO Box 35 Warren, VT 05674
001-000.900	Carol White 136 Brook Road Warren, VT 05674
004-002.200	MDS Holdings, Inc. PO Box 347 Warren, VT 05674
004-001.600 & 004-003.300 & 001-001.100	Town of Warren PO Box 337 Warren, VT 05674





October 16, 2012

Chris Kathan, Fire Chief  
Warren Volunteer Fire Department  
Warren, VT 05674

Re: Lucy O'Brien and Bokay, LTD  
Proposed PUD in Warren Village

Dear Chief Kathan,

We are preparing for subdivision and conditional use review by the Development Review Board for a project in the Warren Village Mixed Use District. The DRB has requested your review of the project as it relates to town services.

A Planned Unit Development is proposed along Flat Iron Road in Warren Village. Lucy O'Brien and Bokay, LTD. currently own 3 lots totaling 2.33 acres with a single family home on each lot. The proposed project will reconfigure those 3 lots to create a total of 6 lots as shown on the attached site plan. Lot 1 will be 0.47 acres and will contain an existing single family home, and barn with existing craftsman shop and two new apartments. Lot 2 will be 0.33 acres and will contain an existing single family home. Lot 3 will be 0.18 acres and will contain an existing single family home. Lot 4 will be 0.26 acres and will contain the existing garage converted into a single family home. Lot 5 will be 0.14 acres and will contain the existing sugar house converted into a single family home. Lot 6 will be 0.62 acres and will contain a new single family home and open meadow.

Please let us know if you have any questions or concerns with this project.

Sincerely,  
McCain Consulting, Inc.

A handwritten signature in black ink, appearing to read 'Kristen Howell'.

Kristen Howell  
Permit Specialist

# **TOWN OF WARREN**

MUNICIPAL BUILDING

PO BOX 337

Warren, Vermont

05674-0337

Office of Planning, Zoning & 911

802-496-2709, ext 24

## **Notice to Adjoining Property Owners to 50, 70 & 96 Flat Iron Rd. Parcel IN Warren Village**

**ID #'s 004002-500, 004002-400, and 004002-300, as per Warren GIS Maps 2012**

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**The Warren Development Review Board has scheduled a public hearing at 7:00 PM, Monday, November 5<sup>th</sup>, 2012 at the Warren Municipal Building to consider the following application.**

**Application 2012-22-SD/PUD/CU, Proposed 6 Lot PUD for 50, 70 & 96 Flat Iron Rd.. BOKAY Ltd. and Lucy O'Brien, request preliminary plan approval for a 6 lot Planned Unit Development in the Warren Village Mixed Use District. The properties comprise 2.33 acres with an existing single family dwelling on each lot, identified as parcel id #'s 004002-500, 004002-400, and 004002-300 in the Warren Grand List of 2012. This application require review under Articles 5, 6, 7 and 8 of the Warren Land Use and Development Regulation date March 8, 2005 and last amended January 31, 2012.**

**Pursuant to 24 V.S.A. §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal. Plans for these projects are available for public review at the Warren Town Clerk's Office during regular office hours. If you have any questions regarding these applications/hearings, please do not hesitate to contact the Planning and Zoning Office located in the first floor Conference Room(old library location) of the Municipal Building at 42 Cemetery Road in Warren Village. You may also view the information at [www.warrentvt.org/zoning.htm/Agenda\\_2012](http://www.warrentvt.org/zoning.htm/Agenda_2012).**

A copy of the warning/hearing notice is printed on page 2. (the reverse side)



Miron C. Malboeuf  
Zoning Administrator

# **TOWN OF WARREN PUBLIC NOTICE**

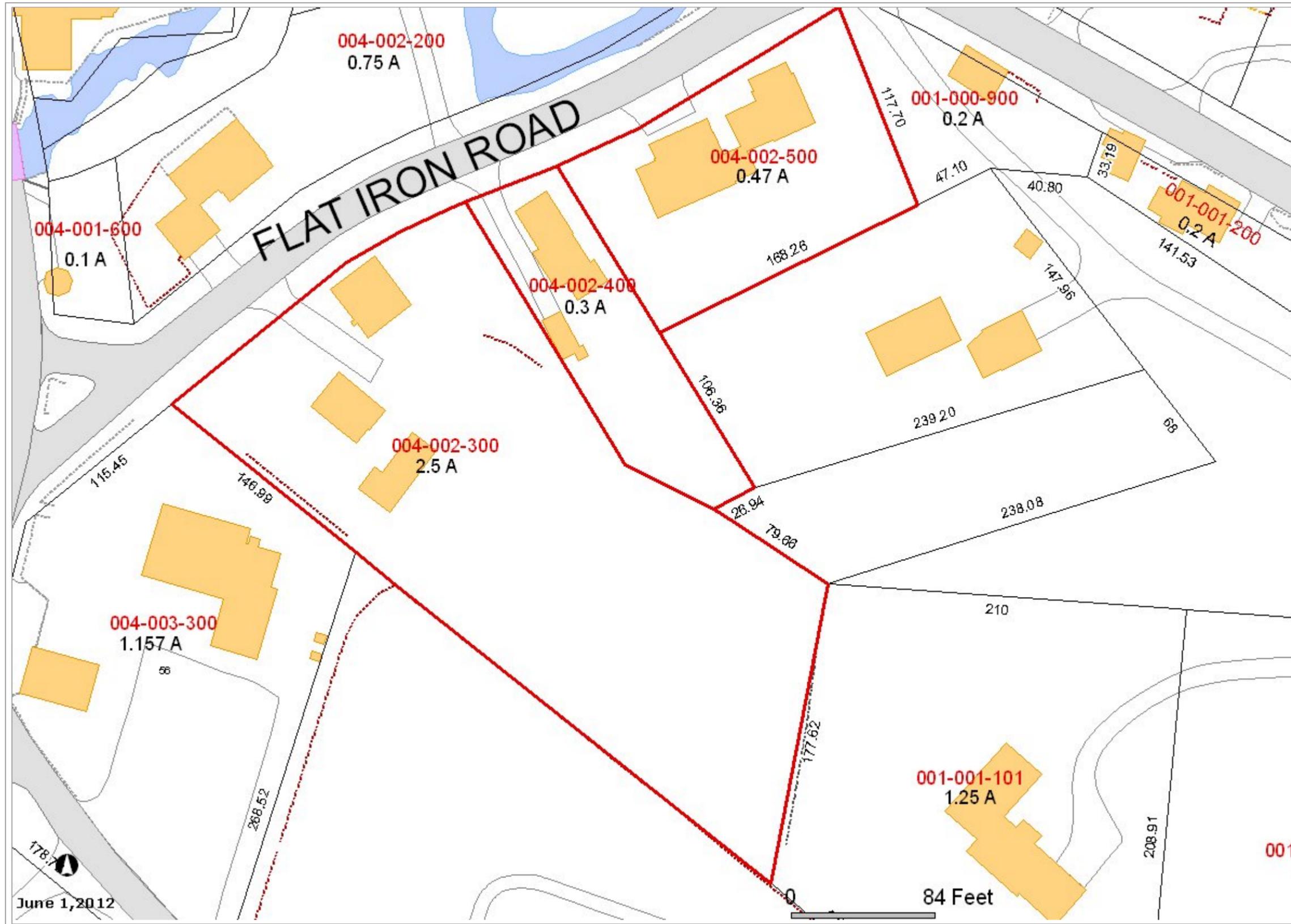
## **Warren Development Review Board**

**The Warren Development Review Board has scheduled public hearings at 7:00 PM, Monday, November 5<sup>th</sup>, 2012 at the Warren Municipal Building to consider the following matters.**

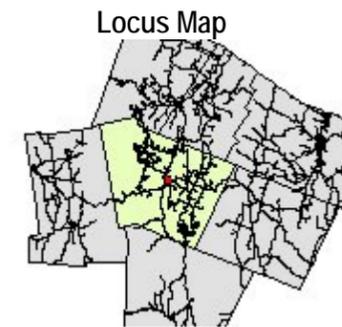
**Application 2012-22-SD/PUD/CU, Proposed 6 Lot PUD for 50, 70 & 96 Flat Iron Rd... BOKAY Ltd. and Lucy O'Brien, request preliminary plan approval for a 6 lot Planned Unit Development in the Warren Village Mixed Use District. The properties comprise 2.33 acres with an existing single family dwelling on each lot, identified as parcel id #'s 004002-500, 004002-400, and 004002-300 in the Warren Grand List of 2012. This application require review under Articles 5, 6, 7 and 8 of the Warren Land Use and Development Regulation date March 8, 2005 and last amended January 31, 2012.**

**Application 2012-61-ZP/CU For construction of a driveway over steep slopes to a development site for a proposed Single Family Dwelling. This application is filed on behalf of JDMC Properties Realty Trust. The property is identified as 70.9 Acres off the Roxbury Mountain Rd and is in the Rural Residential and the Forest Reserve Districts, parcel id 023008-601. This application requires review under Article 2, Tables 2.1 & 2.2, Article 3, § 3.16 Article 5,§ 5.3 Development Review of the Warren Land Use and Development Regulation date March 8, 2005 and last amended January 31, 2012.**

**Pursuant to 24 V.S.A. §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite site to the right to take any subsequent appeal. Plans for these projects are available for public review at the Planning and Zoning/Warren Town Clerk's Office during regular office hours. If you have any questions regarding this application/hearing, please do not hesitate to contact the Planning and Zoning Office located in the Conference Room (old library) of the Warren Municipal Building at 42 Cemetery Road in Warren Village.**



**GIS Map Print**  
My Map



**Disclaimer**  
The Town of Warren makes no warranty or representation as to the accuracy, timeliness or completeness of any of the data. The Town of Warren shall have no liability for the data or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.