

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

Permit Application No. 2012-32-CU

Parcel ID # 009 001-300

Application Requirements: The applicant shall submit to the Administrative Officer, at least 15 days prior to a regularly scheduled Development Review Board meeting, a **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): Maura Connolly and John Egan
Address: 108 Airport Road, Warren VT Telephone: 802-496-5348
2. Applicant(s), if other than Landowner: John Egan
Address: 108 Airport Road, Warren VT Telephone: 802-496-5348
Cold Spring Farm Rd
3. Property Locations: 108 Airport Road Warren VT
Zoning District: Rural Residential
Cold Spring Farm Rd

4. Does the proposed development contain Steep Slopes as outline in Article 3, §3.4, *Erosion Control & Development on Steep Slopes*? 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. Project or Development sought under **Conditional Use**: Micro-craft spirits distillery

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

Signature(s) of Applicant(s)

Fee Schedule - COMMERCIAL	
CONDITIONAL USE:	
ORIGINAL OR AMENDED	\$500/EA. + \$60
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: 7/20/12

Fee Received: 560⁰⁰

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

CONDITIONAL USE REVIEW – WORKSHEET

Parcel #:	<u>009001-300</u>
Permit #:	<u>2012-32-00</u>
Date Received:	<u>7/20/12</u>
(To be completed by Town of Warren staff)	

Applicant: John Egan
Address: 108 Airport Road Warren VT
Phone: 802-496-5348

Landowner: Maura Connolly & John Egan
Address: 108 Airport Road Warren VT
Phone: 802-496-5348

Contact Person: Sheila Ware, Esq.
Address: 89 South Main Street, Waterbury VT
Phone: 802-244-7352

Brief description of the proposed development: Renovate existing horse barn to house a micro-craft spirit distillery in accordance with the Vermont craft distiller legislation. The distillery would produce a small amount of fine spirits, which would feature local produce such as apples, corn, grain and maple syrup. In addition to the owners, it is anticipated that the distillery would employ one other person.

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 development will have no impact on existing community facilities or services.

(2) Character of the neighborhood or area affected.

The development will not adversely impact the character of the neighborhood. It is not visible from the road and will not produce any noise or exhaust or otherwise adversely impact the neighborhood. In addition, the property abuts a large dairy farm and was itself historically operated as a commercial horse farm with stables for rent.

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

The impact on traffic will be minimal. Given the small production quantities, it is anticipated that small delivery vans will drop off supplies will drop off supplies two or three times per month and pick up finished product once per month.

(4) Bylaws now in effect.

N/A

(5) The utilization of renewable energy resources.

The development will not interfere with the utilization of any renewable energy resources.

