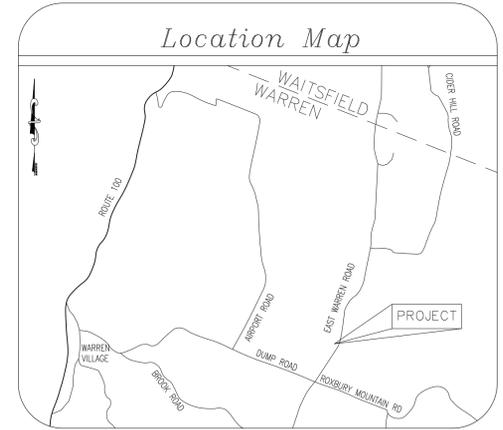
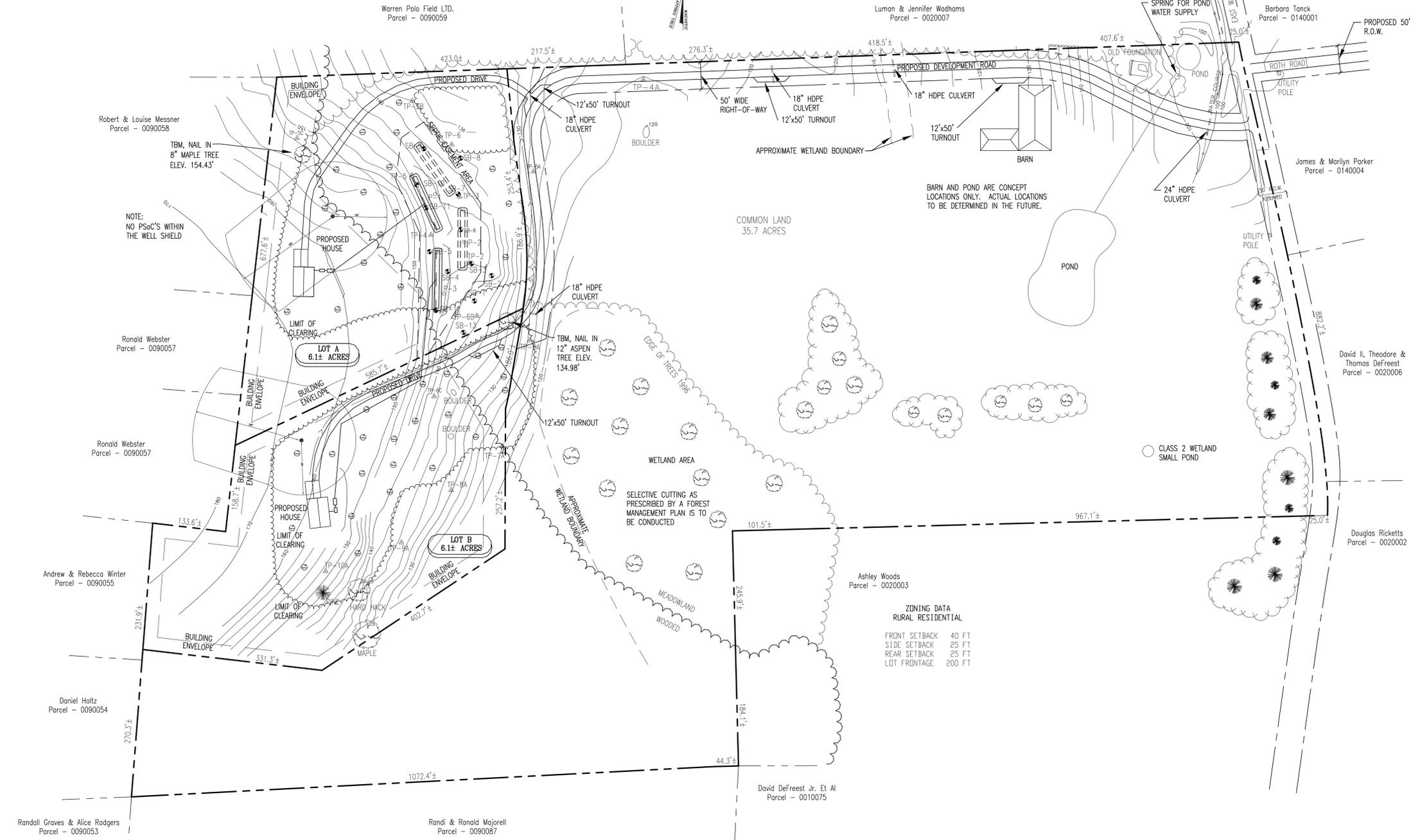


NOTES:  
A 70'x70' TURNAROUND, SUITABLE HAMMERHEAD, OR EQUIVALENT, SHALL BE CONSTRUCTED AT THE HOUSE SITES.  
THE PROJECT ACCESS ROAD AND ALL DRIVEWAYS SHALL BE PLOWED AND MAINTAINED TO A MINIMUM WIDTH OF 14'.

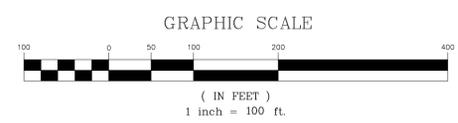
NOTES:  
HOUSE SITES ARE ON SLOPES LESS THAN 15%. PORTIONS OF THE BUILDING ENVELOPES ARE AT GRADES BETWEEN 15% - 25%.  
THIS PROJECT WILL REQUIRE A CONSTRUCTION GENERAL PERMIT ISSUED BY THE VERMONT AGENCY OF NATURAL RESOURCES. ALL CONDITIONS OF THE PERMIT MUST BE FOLLOWED INCLUDING EROSION CONTROL MEASURES (E.G., SILT FENCE, STONE LINE DITCHES, AND CHECK DAMS).

**LEGEND**

- △ TP-1 Traverse point
- SB-1 Test pit
- PT-1 Percolation test
- Utility pole
- Trees
- x Barbed wire fence
- Stone wall
- Culvert
- 100 10' contours
- 2' contours
- Tree line
- Property line
- Right of way line
- Septic easement
- Building envelope
- Clearing limit



ZONING DATA  
RURAL RESIDENTIAL  
FRONT SETBACK 40 FT  
SIDE SETBACK 25 FT  
REAR SETBACK 25 FT  
LOT FRONTAGE 200 FT



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

REVISIONS

04/02/13	REVISED PROPERTY LINE DIMENSIONS
03/29/13	ADDED ADJOINERS
03/22/13	REVISED ROAD ALIGNMENT, ADDED APPROXIMATE WETLAND BOUNDARY, MISCELLANEOUS

**OVERVIEW**  
**ZACH TAYLOR & APRIL DAVIES**  
RECONFIGURATION OF PREVIOUSLY PERMITTED SUBDIVISION  
TO REDUCE BUILDING LOTS AND INCREASE  
COMMON LAND  
EAST WARREN ROAD WARREN, VT

SCALE : 1" = 100'  
DESIGNED BY: GNM PROJECT : #80059A  
DRAWN BY: SJH  
CHECKED BY: GNM

**McCain Consulting, Inc.**  
93 SOUTH MAIN STREET  
WATERBURY, VERMONT 05676

DATE: MARCH 5, 2013 SHEET 1 OF 1

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.

SITE TECHNICIAN:  
GUNNER MCCAIN  
B-237

**Miron Malboeuf**

---

**From:** Bob Messner [messner@wcvr.com]  
**Sent:** Tuesday, April 02, 2013 10:44  
**To:** Miron Malboeuf  
**Cc:** Ron Webster  
**Subject:** DRB Application 2013-11-SD/CU/ZP

DRB Members,

Our property adjoins the subject property on its west side, and hence have we an interest in this application. We will be out of town on Monday, April 15, 2013, the date for the scheduled application hearing, and thus are unable to attend it.

We have two concerns which we would request you consider at that time:

- We note on the site plan map that the well head protection zone extends into my property. This would seem to be an incursion on our property rights, and we would ask that the proposed well head be relocated so that this zone is not on our property.

- While we do not have say over the siting of the house (particularly on Lot A) as long as the legal setbacks are observed, it would seem to increase the privacy of both the subject property owner and of ourselves if the indicated house site were to be moved further east, consistent with the meadow restriction line. From the site plan, it looks as though the site could easily be moved at least 100 feet further east without compromising the meadow line or approaching the change in gradient.

Thank you for your consideration. We would also like to thank Miron and Ruth for their help in understanding this application.

Robert and Louise Messner



March 26, 2013

Miron Malboeuf  
Town of Warren  
PO Box 337  
Warren, VT 05674

Re: Subdivision Amendment & Conditional Use Review  
Zachary & April Taylor #2013-11-SD/CU/ZP  
McCain Project No. 80059B

Dear Miron,

Please find the enclosed one original and five copies of the application materials in support of the above referenced application:

- Subdivision Permit Application
- Conditional Use Residential Permit Application
- Application for Zoning Permit
- Subdivision Worksheet
- Site Plans dated March 5, 2013

An application fee check of \$750.00 (seven hundred fifty dollars) is enclosed. Digital copies of the application materials have previously been emailed to you. Please let us know if you require additional information or have any questions in preparation for our April 15, 2013 Development Review Board hearing.

Sincerely,  
McCain Consulting, Inc.

A handwritten signature in black ink that reads "Kristen Howell".

Kristen Howell  
Permit Specialist

Cc: Taylor, Getzinger, Fegley, Foley w/enclosures

Y:\Projects\1980\S\80059B\2013\Town\cover letter.docx

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

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

Parcel ID # 020004

**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): Zachary and April Taylor

Address: 45 High Birches, Waterbury, VT 05676 Telephone: 802-244-1945

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

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

3. Property Locations: 5456 East Warren Road, Warren

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  
Does the proposed development contain Critical Wildlife Habitat                      Yes    No  
Is the proposed development within the Meadowland District?                      Yes    No  
Is the proposed development within the Flood Hazard District?                      Yes    No

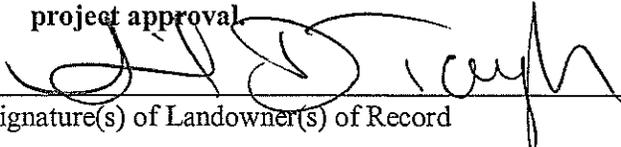
5. Total acreage to be subdivided: 50+ acres                      6. Total number of lots: 3

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). **The Town of Warren Zoning Administrator will be completing adjoiner notification.**

8. Attach a narrative describing the proposed subdivision (see Articles 6 & 7). **See the project description in the attached zoning permit application.**

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. **This was completed during prior project approval.**

  
\_\_\_\_\_  
Signature(s) of Landowner(s) of Record

\_\_\_\_\_  
Signature(s) of Applicant(s)

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

<u>Fee Schedule</u>	
Minor Subdivision	\$400/lot
Major Subdivision	\$800/lot
Rev to an Approved Plat ½ Base Fee	
PUD Review	\$800
Hearing Notification Fee:	
Minor	\$100.EA
Major	\$125.EA
TOTAL FEE WILL BE 500.00	

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

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

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

Parcel ID # 020004

**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): Zachary and April Taylor

Address: 45 High Birches, Waterbury, VT 05676 Telephone: 802-244-1945

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

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

3. Property Locations: 5456 East Warren Road, Warren

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

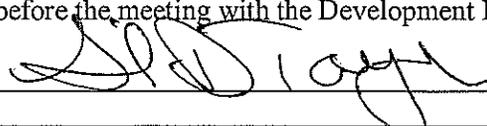
5. Project or Development sought under **Conditional Use:** This project includes construction of a development road along the edge of the open meadow to access two single family home lots; and construction of a barn and pond. The meadow is included in the "common land" as part of this project, and will be protected as meadowland. This project was previously approved by the Warren DRB as #2000-08-SD and reapproved as #2001-02-SD. The only substantial change in the project is a lot line adjustment that will result in two single family home lots instead of three building lots as originally approved.

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). **The Town of Warren Zoning Administrator indicated they will complete the adjoining notification for this project.**

8. Attach a narrative describing the proposed **Conditional Use** (see Articles 5). **See project description in the attached zoning permit application.**

9. Attach a complete sketch plan (see Table 5.1) of the project. **See attached project plans.**

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. **This was completed as part of original permitting.**



Signature(s) of Landowner(s) of Record \_\_\_\_\_

<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	\$100. EA /Insertion

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

Fee Received: \$250.00

# 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 Zachary and April Taylor

ADDRESS 45 High Birches, Waterbury, VT 05676

TELEPHONE (802) 244-1945

2. LAND OWNER: (If different from Applicant)

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_

3. LOCATION OF PROPERTY: 5456 East Warren Road, Warren

4. ZONING DISTRICT: Rural Residential

### 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.

 3/26/13  
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 simple

6. DATE PROPERTY ACQUIRED: \_\_\_\_\_

7. DEED IN RECORDED BOOK: 137 AND PAGE: 87-89 OF LAND RECORDS

8. SIZE OF PROPERTY IN ACRES: 50+ acres

9. FRONTAGE ON ROAD(S): ~700 feet on East Warren Road  
(If property fronts on more that one road please include each frontage measurement individually.)

10. EXISTING USE OF PROPERTY AND DATE USE STARTED: Vacant with haying in meadow

11. DESCRIPTION OF WORK TO BE DONE: This project involves a property line adjustment to a previously approved residential subdivision under #2000-08-SD and reapproved under #2001-02-SD. The proposed project will result in a "common land" lot of 35 acres and two single family home lots with shared infrastructure. This is a reduction from the previously approved project, from three to two residential lots. All other project components will remain the same such as the shared access road, water and wastewater systems, and protection of meadowland, wetlands, and woodland.

12. PROPOSED NEW USE OF PROPERTY: Residential with two single family home lots and one common land lot.

13. DIMENSIONS OF PROPOSED AND EXISTING BUILDING(S): **To Be Determined**

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): Setbacks are per Zoning Regulations.

PROPERTY LINES: FRONT: \_\_\_\_\_ REAR: \_\_\_\_\_ SIDE(S): \_\_\_\_\_, \_\_\_\_\_

15. DESCRIBE TYPE OF WATER SYSTEM: Individual private drilled wells.



- 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
- Indicate wooded or open areas
- Location of utilities
- Locations of rives & streams
- Outside storage areas
- Location of dumpster
- Lighting plan & fixture sheet

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

Parcel ID 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

**BUILDING PERMITS - ZONING ADMINISTRATION FEES**

Note: # of Finished Floors may also be calculated as total finished square footage, which would include all livable space, basement garages, finished basements, finished attics, etc.

**RESIDENTIAL CONSTRUCTION**

*(Initial or addition), mobile home, single/two, or multi-family dwelling and garages*

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

\_\_\_\_\_ ft<sup>2</sup>. X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$15.00 = \_\_\_\_\_ + \$150. = \_\_\_\_\_

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

\_\_\_\_\_ ft<sup>2</sup>. X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$ 25.00 = \_\_\_\_\_ + \$250 = \_\_\_\_\_

DECKS AND SMALL PORCHES, UNDER 101 ft<sup>2</sup> \$50 (EACH) = \_\_\_\_\_

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

OUTBUILDING: BARNs, SHEDS  
(LESS THAN 200 ft<sup>2</sup> \$75 = \_\_\_\_\_

(GREATER THAN 200 SQ'):  
\_\_\_\_\_ ft<sup>2</sup>. X \_\_\_\_\_ # Floors ÷ 100 X \$10.00 = \_\_\_\_\_ + \$150  
= \_\_\_\_\_

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

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 = \_\_\_\_\_

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	_____
LOT LINE ADJUSTMENT (No DRB REVIEW)		_____
	\$300	_____
SUBDIVISION - MINOR	\$400/LOT	_____
SUBDIVISION – MAJOR	\$800/LOT	_____
REVISION/ AMENDMENT TO AN APPROVED PLAT 50%, ½ Base Fee		<u>400</u>
REVISION TO PRD/PUD	\$500	_____
AMENDED APPLICATION (PRIOR TO PLAT FILING) 50% OF REGULAR FEE		_____
ROAD SIGNS AS REQUIRED FOR SUBDIVISION ROADS \$130.00/SIGN		_____
CONDITIONAL USE & VARIANCE, RESIDENTIAL - ORIGINAL OR AMENDED	\$250/EA.	<u>250</u>
CONDITIONAL USE & VARIANCE, COMMERCIAL - ORIGINAL OR AMENDED	\$500/EA	_____
CHANGE OF USE	\$200	_____
APPEAL OF ZONING ADMINISTRATOR'S DECISION	150.00	_____
APPEAL OF ZONING ADMINISTRATOR'S OF NOTICE OF VIOLATION	100.00	_____
<b>PLUS LEGAL NOTICE (SEE BELOW)</b>		
STAY OF ENFORCEMENT: NO CHARGE		
<b>LATE FEE (USE BEFORE DRB APPROVAL) 200% ADDITIONAL TO ABOVE</b>		_____
<hr/>		
<b>LEGAL NOTICES:</b>		
MINOR SUBDIVISIONS & RESIDENTIAL CU'S \$100.00 EA. WARNING		<u>100</u>
MAJOR SUBDIVISIONS & COMMERCIAL CU'S \$125.00 EA. WARNING		_____
<hr/>		
<b>RESEARCH AND DOCUMENT PRODUCTION FEES \$75/HR PLUS COPIES</b>		
LEGAL FEES SEE APPENDIX A COPIES OF TOWN REGULATIONS		
LAND USE & DEVELOPMENT REGULATIONS	\$25	_____
TOWN PLAN	\$25	_____
	<b>TOTAL FEES DUE</b>	<u>\$750.00</u>
	<b>TOTAL FEES RECEIVED</b>	_____

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

ADOPT YOUR NEXT BEST FRIEND

APRIL D TAYLOR  
45 HIGH BIRCHES  
WATERBURY, VT 05676  
PH 802-244-1945

THE HUMANE SOCIETY  
OF THE UNITED STATES

5706

51-7218/2211  
327

3/26/13  
Date

Pay to the  
Order of

Town of Warren  
Seven hundred and fifty

\$ 750.00

Dollars

Security  
Features:  
Back

Peoples United  
Bank

peoples.com

APRIL D TAYLOR

For

⑆ 221172186⑆ 0274516704 5706

Printed Name

HUMANE SOCIETY

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

SUBDIVISION / PRD / PUD WORKSHEET

Parcel #: _____
Permit #: _____
Date Received: _____
(To be completed by Town of Warren staff)

Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

Landowner: Zachary and April Taylor  
Address: 45 High Birches, Waterbury, VT 05676  
Phone: 802-244-1945

Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**§6.2 (A) 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 application and associated fee. The application shall include, with the required fee, 1 original and 5 copies of a subdivision 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.

Brief description of the proposed development: This application seeks re-approval of a residential subdivision on 50+ acres at 5456 East Warren Road. The subdivision will involve one "common land" lot in the meadowland containing a barn and pond for agricultural use and the shared driveway; and two single family home lots with associated infrastructure, which are located outside of the Meadowland. It is notable that this

proposal is a reduction from the previously approved project, which included 3 house sites and only 18 acres of protected Common Land.

---

§8.3 (1) and §8.4 (1) A statement setting forth the nature of all proposed modifications or changes of existing land use and development regulations and the standards and criteria which the applicant proposes for the development, including standards for the design, bulk and spacing of buildings and sizes of lots and open spaces. Each of the two residential lots will be approximately 6 acres, and the common land lot will be 35 acres. No modifications to the district standards are required.

---

---

Please respond to the following criteria and sub-criteria. Attach additional pages if the space provided below is insufficient. This worksheet is provided as a summary of subdivision and PRD/PUD criteria and sub-criteria to assist the applicant with the application process. The applicant should refer to the Subdivision and PRD/PUD Standards contained in the WARREN LAND USE & DEVELOPMENT REGULATIONS for clarification and complete language.

**ARTICLE 7.**

**Section 7.2 General Standards.**

**(A) Character of the Land.** The zoning district of rural residential represents the current character of the land. Single family homes and farms are located along the length of East Warren Road intermixed with woodlands, meadowlands, ponds, and wetlands. This project conforms to the current character of the land.

---

**(B) Conformance with the Town Plan & Other Regulations.** This project represents the intention of the Rural Residential District as described in the 2010 Warren, Vermont Town Plan. The pattern of development will continue to be rural, maintaining clusters of historic meadowland. The two single family homes will be placed outside of the meadowland as encouraged by the town plan, to protect the scenic landscape and agriculturally valuable lands.

---

**(C) Compatibility with Existing Settlement Patterns.**

- (1) maintain and extend desired settlement patterns, including lot area and configuration, road layout, and building locations, for the neighborhood or district in which they are located: The "common land" lot is located at the front of the property along East Warren Road and will be approximately 35 acres. The shared driveway follows the windrow along the property boundary at the edge of the meadowland. The two single family home lots will be located in the wooded portion of the property, and will be approximately 6 acres each.
-

- (2) maintain contiguous tracts of open land, including conservation areas as defined under Section 7.4, with adjoining parcels: The meadowland on this property will remain open as common land. A barn and pond may be constructed for agricultural use, at the discretion of the lot owners. The meadowland is adjacent to the Wadham's Horse Farm, maintaining an open corridor along East Warren Road. The shared driveway to serve the 2 residential lots is located along the edge of the meadow to minimize impact to the open land.
  - (3) connect to, and extend where appropriate, existing road, path, utility and open space corridors: The proposed shared driveway follows the previously approved route, off of East Warren Road which follows the existing windrow along the property boundary between the horse barn on Wadham's Horse Farm and the subject property. The curb cut, a culvert crossing of a small drainage, and the first approximately 300' of the access were constructed before the old permit expired.
  - (4) within the Warren Village Historic Residential and Warren Village Commercial Districts, all proposed subdivisions shall conform to the standards set forth in Section 8.3 (E). Not applicable
- 

**(D) Density & Lot Lay-out.**

- (1) Lower densities of development may be required by the Board based on site limitations: The 50+ acre property will contain only two single family homes, representing a very low density of development.
  - (2) Lot layout shall be appropriate for the intended use, and reflect the purpose of the district in which the lots are located: The lot layout protects the meadowland and wetlands as common land, and provides for two equally sized single family home lots. The protection of the meadowland will allow for future agricultural use if desired by the lot owners.
  - (3) Corner lots shall have sufficient width to permit a front yard setback from each road: Not applicable.
  - (4) Side lot lines shall be generally at right angles to straight roads, or radial to curved roads: As shown on the project plan, the lot lines are consistent with this requirement.
  - (5) Lots with irregular shapes (curves, jogs, dog-legs, etc.) shall not be created unless warranted by conditions of topography, the location of natural features, or existing roads: Not applicable.
-

(6) Boundary adjustments involving one or more non-conforming lots may be permitted providing the boundary adjustment does not increase the degree of non-conformance: Not applicable.

---

(E) **Establishment of Building Envelopes.** Building envelopes and clearing areas have been defined on the project plans.

---

(F) **Landscaping & Screening.**

(1) to provide an undisturbed, vegetated buffer between developed and undeveloped portions of a subdivision to protect water quality and/or other natural features in accordance with Section 7.3: As shown on the project plan, naturally vegetated areas are located between the building envelopes and wetlands, meadowlands, adjacent lots, and the shared driveway.

---

(2) to provide for stormwater infiltration and management: Stormwater will be managed in accordance with state requirements under the Construction General Permit. In addition, an Operational Stormwater permit for treating the runoff from impervious surfaces will be required.

---

(3) to provide screening of development to increase privacy, reduce noise and glare, or to otherwise soften and/or lessen its visual impacts: As described above and shown on the project plans, vegetated areas will be located between the building envelopes and all adjacent areas.

---

(4) to establish and maintain street trees along public or private roads to create a canopy effect and/or maintain a pedestrian scale where the board deems appropriate: The shared driveway is located along a tree line between the project parcel and the Wadham's Horse Farm.

---

(5) to preserve existing specimen trees, tree lines, hedgerows, and wooded areas of particular natural or aesthetic value to the site, or critical wildlife habitat: Existing treelines along the property boundaries and East Warren Road will be maintained, along with 35+ acres of meadowland, wetlands, and woodlands.

---

(6) to establish buffers or barriers between incompatible land uses: Not applicable.

---

(G) **Energy Conservation.**

(1) building locations shall maximize solar access (e.g., through southern orientation): Each of the building envelopes will contain specific clearing suggestions to maximize exposure for the single family homes.

---

(2) landscaping shall be effectively incorporated to provide wind barriers and to reduce heat loss or gain as appropriate: Each home site will be surrounded by woodland which will effectively protect homes from cold/wind in the winter, and will provide shade in the summer.

---

(3) the siting of lots and buildings shall minimize the length of road and utility corridors required: The siting of the residential lots was dictated by conservation of the meadowland. Therefore, the shared driveway is much longer than if the homes were sited within the meadowland along East Warren Road.

---

(4) supporting infrastructure for alternative modes of transportation (e.g., interconnected bicycle and pedestrian paths, transit stops) will be incorporated into subdivision design as appropriate: Not Applicable.

---

**(H) Disclosure of Subsequent Development Plans.**

(1) Description of the proposed type and intensity of use, access, and schedule for the development of the remainder of the parcel: With the exception of a possible barn and pond for agricultural use there are no plans for additional development on the parcel.

---

(2) Master plan for the entire parcel: Not applicable.

---

(3) Forest Reserve District (Table 2.1) pre-development site preparation: Not applicable.

**Section 7.3 Protection of Primary & Secondary Conservation Areas**

**(A) Design Process.** The proposed project was designed to protect the meadowland and the wetlands on the parcel. There will be minimal unavoidable impacts due to the shared driveway.

---

**(B) Primary Conservation Areas.**

- (1) Building envelopes shall be located and configured to exclude these areas. No lot may be created within the Meadowland Overlay District which does not include a designated building envelope located outside of the overlay district.
- (2) Lot lines, infrastructure and road, driveway and utility corridors shall be located to avoid the parcelization, fragmentation, isolation or destruction of primary conservation areas.
- (3) Roads, driveways and utility corridors shall be shared where practical. Where sites include linear features such as existing roads, tree lines, stone walls, and/or fence lines, roads, driveways and utility corridors shall follow these to minimize the fragmentation of primary conservation areas, and associated visual impacts.

- (4) Primary conservation areas are to be included as designated open space under Section 7.4. Management plans, conservation easements, limitations on further subdivision, or comparable site protection mechanisms may be required.

The above requirements have been applied to the project design, as shown on the attached project plans.

---

---

**(C) Secondary Conservation Areas.**

- (1) Building envelopes, to the extent feasible, shall be located to exclude secondary conservation areas. In the event that no other land is practical for development, building envelopes and subsequent development shall be designed to minimize encroachments into these areas, and/or any associated adverse impacts. Buffers, management plans, or other appropriate mitigation measures may be required to ensure the long-term conservation of these areas.
- (2) Lot lines, infrastructure, and road, driveway and utility corridors shall be located to avoid, to the extent feasible, the parcelization, fragmentation, isolation or destruction of secondary conservation areas.
- (3) Roads, driveways and utility corridors shall be shared to the extent feasible; and, where sites include linear features such as existing roads, tree lines, stone walls, and/or fence lines, shall follow these to minimize the fragmentation of secondary conservation areas and associated visual impacts.
- (4) Secondary conservation areas are to be included as designated open space under Section 7.4; conservation easements, limitations on further subdivision, or comparable site protection mechanisms may be required.

The above requirements have been applied to the project design, as shown on the attached project plans.

---

---

**Section 7.4 Open Space & Common Land**

**(A) Intent:** To protect 35+ acres of meadowland, wetlands, and woodlands to the extent possible to allow for future agricultural and/or forestry uses.

---

---

**(B) Preservation of Open Space.**

- (1) Designated open space may include the portion of a single lot outside of the building envelope which is characterized by one or more of the above referenced features and/or may encompass the contiguous boundaries of the above referenced feature located on multiple lots.
- (2) The location, shape, size and character of the open space shall be suitable for its context and intended use. Open space that includes primary or secondary conservation areas shall be identified pursuant to the conservation subdivision design process described in Table 7.1. Planned residential and planned unit developments must also meet open space requirements under Section 8.5.

- (3) Provisions shall be made to enable open space designated for agriculture and forestry to be used for these purposes. Management plans for farm land, forests, wildlife habitat, shorelands and buffers may be required by the Development Review Board as appropriate to ensure their long-term protection and management.
- (4) Areas preserved for agricultural and forestry use should be of a size that retains their eligibility for available tax abatement programs.
- (5) Open space land shall be located so as to conform with and extend existing areas sharing similar characteristics or natural features and resources on adjacent parcels.
- (6) Sewage disposal areas and utility and road rights-of-way or easements, access and parking areas shall not be counted as open space areas, except where the applicant can prove, to the satisfaction of the Development Review Board, that they will in no way disrupt or detract from the values for which the open space is to be protected. Stormwater management practices or facilities that require, incorporate or establish open space areas may be counted as open space.

The above requirements have been applied to the project design, as shown on the attached project plans.

---



---



---

**(C) Creation of Common Land:** There will be approximately 35 acres of common land containing the meadowland, wetlands, woodlands, and shared driveway.

---

**(D) Legal Requirements:** The "common land" lot will be identified on the final plat, and will be subject to deed restrictions limiting the use to agriculture or forestry.

---

### Section 7.5 Stormwater Management & Erosion Control

**(A) Temporary and permanent stormwater management and erosion control measures:** Erosion control measures and stormwater management will be applied according to state standards under the Construction General Permit and Operational Stormwater Permit.

---

**(B) Conformity to existing topography.**

- (1) minimize lot frontage and setback distances, building envelope and footprint areas, in accordance with district standards and other applicable requirements.
- (2) minimize the length, width and paved area of roads, driveways and parking areas, in accordance with applicable road and parking standards.
- (3) minimize the impervious area connected directly to stormwater conveyance systems (e.g., by draining such areas over stable, vegetated pervious areas).
- (4) incorporate landscaped areas to absorb stormwater runoff from adjoining impervious surfaces (e.g., yard areas, filter strips, parking and cul-de-sac islands).
- (5) incorporate shared driveways and parking areas.
- (6) avoid or minimize the use of curbing and gutters.

- (7) maximize the use of pervious materials (e.g., for paths, spillover parking, residential driveways).
- (8) maintain natural vegetative cover and designated wetland, riparian and shoreland buffers.
- (9) use vegetated, open channels within road rights-of-way to convey and treat stormwater, where density, topography, soils, and slopes permit.
- (10) incorporate naturally occurring ponding and drainage areas.

The above requirements have been applied to the project design.

---

---

**(C) Best management practices (BMPs).**

- (1) minimize stormwater runoff.
- (2) maximize on-site infiltration.
- (3) encourage natural filtration functions.
- (4) incorporate and/or simulate natural drainage systems.
- (5) minimize the discharge of pollutants to ground and surface waters.

These requirements have been applied to the project plans.

---

---

**(D) Post-development peak discharge rate control of stormwater runoff flows:** \_\_\_\_\_  
This requirement will be met as it is one of the requirements of the state Operational Stormwater Permit.

---

**(E) Stormwater facilities:** \_\_\_\_\_ All facilities will be constructed and maintained as required by the state permitting process.

---

**(F) On-site snow storage areas:** Not applicable.

---

**(G) Effect on existing downstream drainage capacity and facilities:** Downstream drainage capacities will not be adversely affected as the stormwater management design and infrastructure results in post-development peak run-off rates that do not exceed pre-development peak run-off rates.

---

**(H) Easements for all areas of flow or flooding on affected properties:** Not applicable.

---

**(I) Protection of areas exposed during construction:** \_\_\_\_\_ Erosion control measures will be applied according to the state Construction General Permit.

---

**(J) Stormwater management and/or sedimentation and erosion control plans and associated analyses:** \_\_\_\_\_ Erosion control measures and stormwaetr management and

treatment will be adequately addressed via the state Construction General Permit, and Operational Stormwater Permit.

---

### **Section 7.6 Community Services and Facilities**

**(A) Municipal Facilities and Services.** Town services will not be overburdened as a result of this project.

---

**(B) Fire Protection Facilities.**

- (1) one 12' x 50' turnout for every 400 feet; and
- (2) a turn around area with a "Y" or "T" configuration or a cul-de-sac with an inside turn radius of not less than 30 feet.

There are four fire turnouts along the shared driveway.

---

**(C) Parks & Playgrounds.** Not applicable.

---

### **Section 7.7 Roads & Pedestrian Access**

**(A) Applicability of Road Standards.** As stated on the project plans, the shared and individual driveways will be maintained to a minimum width of 14', which is adequate to serve 2 homes.

---

**(B) Road Design.**

- (1) Rights-of-way for all roads shall be a minimum of 50 feet in width.
- (2) To ensure adequate safety and service, the width of travel lanes and shoulders shall be based on average daily traffic (ADT) and design (anticipated posted) speeds. The design standards for rural roads are included in Table 7.2. The standards set forth in Table 7.2 shall be considered the maximum standards, although the Development Review Board may modify such standards in situations in which such modification is warranted to ensure pedestrian and vehicular safety, and when the strict application of the standards would adversely impact the scenic character and/or natural resources or features located on the site.
- (3) Lower design and posted speeds may be considered to avoid and/or minimize impacts to historic, architectural, scenic, natural or other resources; to avoid excess costs of construction; or to better comply with the Town Plan.
- (4) Wider travel lanes and/or shoulders may be required as appropriate to road function (i.e., for on-street parking, collector and arterial roads), or to safely accommodate shared use by bicycles.
- (5) Permanent dead end roads and cul-de sacs shall be discouraged unless deemed necessary by the Board due to physical site limitations or safety considerations. No dead end road shall be permitted without a suitable turn around at its terminus. "T" or "Y" configurations suitable to topography are preferred, but a cul-de-sac with a radius of not less than 30 feet may also be considered as appropriate.
- (6) Roads shall logically relate to topography to minimize site disturbance, including the amount of cut and fill required, and to produce usable lots, reasonable grades and safe intersections in relation to the proposed use of the land to be served by such

roads. Road grades should be consistent with local terrain. Maximum road grade shall not, for any 50 feet section, exceed an average grade of 12%.

- (7) Roads shall, to the extent feasible be designed and laid out to:
  - a. to avoid adverse impacts to natural, historic, cultural and scenic resources;
  - b. to be consistent with existing road patterns in village and other settlement areas;
  - c. to maximize connectivity within the subdivision and to adjoining parcels and road networks;
  - d. to follow existing linear features, such as utility corridors, tree lines, hedgerows and fence lines,
  - e. to avoid fragmentation of meadow land and other designated conservation areas under Section 7.3.
- (8) Techniques for the preservation of scenic road corridors and streetscapes should be employed for the construction and maintenance of roads within designated scenic or village areas, including but not limited to the selection of visually compatible materials, the preservation of existing features, and the management of vegetation within the road corridor.

---

The above standards have been applied as shown on the attached project plan.

---

**(C) Road Construction Standards.** The shared driveway will be adequate to serve 2 homes.

**(D) Intersections.**

- (1) Minimum corner and sight stopping distances are provided in relation to design speed and road type, in accordance with the standards set forth in the Vermont Agency of Transportation's Vermont State Standards for the Design of Transportation Construction, Reconstruction and Rehabilitation on Freeways, Roads and Streets, dated October 1997, or as most recently amended. Minimum stopping and corner sight distances of rural local roads are provided in Table 7.3.
- (2) It is directly opposite an existing road or driveway to form a four-way intersection wherever feasible. Intersections creating centerline offsets of less than 125 feet shall not be permitted, except for driveways serving single and two-family dwellings, which shall have a centerline offset of at least 75 feet.
- (3) It intersects the existing road at an angle that is as close to 90 degrees as possible.
- (4) The intersection grade does not exceed 3% for a distance of 35 feet from the edge of the travel lane.
- (5) No structure or planting is situated to impair corner visibility.

---

The proposed shared driveway is located as close as possible to the intersection of Roth Road and East Warren Road as shown on the project plan. An existing pond is located adjacent to the shared driveway intersection, along the northern property boundary. The vegetation at this intersection will be managed to allow for sufficient road views, as well as protect the pond. Sight distances exceed requirements.

---

**(E) Drainage & Stormwater.** Stormwater will be managed according to the Operational Stormwater Permit.

---

**(F) Coordination with Adjoining Properties.** The shared driveway will not affect adjoining properties. Portions of the original project parcel were conveyed to adjoining along Woods Road to protect their view.

---

**(G) Access Permits.** As noted above, the access was constructed under the auspices of the prior permit.

---

**(H) Access Management.**

- (1) Shared driveways and/or internal development roads providing access to multiple lots are encouraged and may be required to limit the number of access points onto public highways in accordance with Section 3.1.
- (2) If a subdivision has frontage on primary and secondary roads, access shall be from the secondary road unless the Board determines that topographic or traffic safety conditions make such an access impracticable.
- (3) Where extensions of new roads could provide future access to adjoining parcels, a right-of-way shall be provided.
- (4) The creation of reserved strips shall not be permitted adjacent to a proposed road in such a manner as to deny access from adjacent property to such road.

The shared driveway provides one point of access from East Warren Road to the two house sites, which addresses H(1) of the above. Items H(2)- H(4) do not apply to the project parcel.

---

---

**(I) Traffic & Road Capacity.**

- (1) Where an existing access road is inadequate or unsafe, the Development Review Board may require the subdivider to upgrade the access road to the extent necessary to serve additional traffic resulting from the subdivision and to conform to these standards.
- (2) In situations where a development may require the realignment, widening or an increase in the capacity of an existing road, or where the Town Plan or capital program indicates that such improvements may be required in the future, the subdivider may be required to reserve land for such improvements.
- (3) In the case of subdivisions requiring construction of new roads, any existing road that provides either frontage to new lots or access to new roads shall meet these standards.
- (4) Where a subdivision requires expenditures by the Town to improve existing road(s) to conform to these standards, the Development Review Board may disapprove such subdivision until the Select Board certifies that funds for the improvements have been ensured. The subdivider may be required to contribute to any or all of the expenses involved with road improvements necessitated by the project.

The above requirements do not apply to the project parcel.

---

---

**(J) Road Names & Signs.** A private road sign will be placed at the intersection of the shared driveway and East Warren Road.

---

---

**(K) Driveways.**

- (1) Driveways should be laid out to follow existing linear features, such as utility corridors, tree lines, hedgerows and fence lines; to avoid the fragmentation of meadow land and other designated conservation areas under Section 7.3, and to avoid adverse impacts to natural, cultural and scenic features.
- (2) The use of common or shared driveways is encouraged and may be required in order to minimize the number of access points in accordance with Subsection (H).

As shown on the attached project plans, the shared driveway is maximized, and driveways are short and follow existing topography.

---

---

**(L) Modification of Road Standards.** Not applicable.

---

---

**(M) Parking & Transit Stops.** Not applicable.

---

---

**(N) Pedestrian Access.**

- (1) The Board may require, in order to facilitate pedestrian access from a subdivision to schools, parks, playgrounds, or other nearby roads, perpetual unobstructed easements at least 20 feet in width. Easements shall be indicated on the plat.
- (2) Unless specifically waived by the Board, sidewalks shall be required along internal streets of major subdivisions, major arteries within or bordering the subdivision, and to connect to existing sidewalks on adjoining properties.

These requirements do not apply to the project parcel.

---

---

**(O) Legal Requirements.**

- (1) Every subdivision plat shall show all proposed road and pedestrian rights-of-way, as required under these regulations, regardless of whether the proposed right-of-way is intended to be accepted by the Town. In the event that the right-of-way is not intended for acceptance by the Town, the mechanism by which the right-of-way is to be maintained, owned and/or conveyed shall be clearly documented.
- (2) Documentation and assurance shall be provided that all proposed roads and rights-of-way will be adequately maintained either by the subdivider, a homeowners' association or through other legal mechanisms. Such documentation shall be in a form approved by the Board and filed in the Warren Land Records.

A 50-foot right of way is proposed for the shared driveway. The driveway and other shared infrastructure will be maintained by the two landowners, and will be specified in deed restrictions.

---

---

**Section 7.8 Water Supply & Wastewater Disposal**

**(A) Water Supply.** Water supply will be provided by private drilled wells on each residential lot in accordance with the state Wastewater System and Potable Water Supply Permit.

---

**(B) Wastewater Disposal Capacity.** Wastewater will be sent to a common septic easement area shared by the two residential lots, in accordance with the state wastewater permit.

---

**(C) Individual Systems.** Each house will have its own leachfield located within the easement.

---

**(D) Connection to Existing System.** Not applicable.

---

**(E) Community Systems.** Not applicable.

---

**(F) Waivers.** Not applicable.

---

**Section 7.9 Utilities**

**(A) Location.**

- (1) All utility systems, which may include but not be limited to electric, gas, telephone, fiber optics, and television cable, shall be located underground throughout the subdivision, unless deemed unreasonable and prohibitively expensive by the Development Review Board.
- (2) The subdivider shall coordinate subdivision design with the utility companies to insure adequate and suitable areas for under or above ground installation, both for the proposed subdivision, and areas adjacent to the subdivision.
- (3) Utility corridors shall be shared with other utility and/or transportation corridors where feasible, and be located to minimize site disturbance, the fragmentation of meadowland and other designated conservation areas under Section 7.3, and any adverse impacts to natural, cultural or scenic resources, and to public health.

Utilities will be installed underground in coordination with construction of the shared shared and individual driveways.

---

---

---

---

**(B) Easements.** Easements for the underground power, telephone, cable, etc., will be provided to the utilities as necessary

---

**Section 7.10 Signs**

**(A) Signs.** One private road sign will be placed at the intersection of the shared driveway and East Warren Road.

---

**ARTICLE 8. NOT APPLICABLE TO THE PROPOSED PROJECT**

**Section 8.3 – Planned Residential Developments (PRDs)**

**(C) General Standards.**

(1) Overall density of the project: \_\_\_\_\_

---

(2) Effective and unified treatment; preservation of primary and secondary conservation areas: \_\_\_\_\_

---

(3) Concentration or intensity of residential development: \_\_\_\_\_

---

(4) Consistency with the Warren Town Plan and subdivision standards: \_\_\_\_\_

---

(5) PRDs located in the Forest Reserve District: \_\_\_\_\_

---

(6) PRDs located within the Rural Residential District: \_\_\_\_\_

---

(7) PRDs located within the Warren Village Historic Residential District: \_\_\_\_\_

---

**(D) Rural Hamlet Standards.**

(1) Crossroad Hamlet: \_\_\_\_\_

---

(2) Farmstead Cluster: \_\_\_\_\_

---

**(E) Warren Village Standards.**

(1) Building envelopes: \_\_\_\_\_

---

(2) Roads and driveways: \_\_\_\_\_  
\_\_\_\_\_

(3) Provision for open space and common areas: \_\_\_\_\_  
\_\_\_\_\_

**Section 8.4 Planned Unit Developments (PUDs) NOT APPLICABLE TO THE PROPOSED PROJECT.**

**(C) General Standards.**

(1) Overall density of the project: \_\_\_\_\_  
\_\_\_\_\_

(2) Effective and unified treatment; provision for preservation of primary and secondary conservation areas: \_\_\_\_\_  
\_\_\_\_\_

(3) Concentration or intensity of development, and open space: \_\_\_\_\_  
\_\_\_\_\_

(4) Creation of separate building lots and ownership delineation: \_\_\_\_\_  
\_\_\_\_\_

(5) Consistent the Warren Town Plan and all applicable subdivision standards: \_\_\_\_\_  
\_\_\_\_\_

(6) Vehicular and pedestrian integration with adjacent uses and parcels: \_\_\_\_\_  
\_\_\_\_\_

(7) Landscaping: \_\_\_\_\_  
\_\_\_\_\_

(8) Protection and utilization of renewable energy resources: \_\_\_\_\_  
\_\_\_\_\_

**(C)(9) & (D) Lincoln Peak/Sugarbush Village Growth Center Standards. NOT APPLICABLE TO THE PROPOSED PROJECT.**

- (1) PUDs shall reinforce a compact development pattern characterized by:
- a. pedestrian scale and orientation.
  - b. functional and visual integration with neighboring properties.
  - c. a mix of uses.
  - d. well defined streetscapes and an interconnected network of streets.
  - e. the integration of private and public space.
  - f. sidewalks and pathways to facilitate pedestrian circulation.
  - g. an attractive, well defined northern gateway to the Green Mountain National Forest.
- \_\_\_\_\_

---

---

(2) The PUD shall be designed to establish well defined streetscapes, characterized by an interconnected network of streets bounded by a combination of sidewalks, street trees and consistent building setbacks, as opposed to large-scale buildings surrounded by expansive parking areas.

---

---

(3) Provision shall be made for year-round pedestrian circulation within the site, and for pedestrian access to adjacent properties. Pedestrian circulation should include a network of pathways and sidewalks connecting existing land uses in and adjacent to the area, ski facilities and associated amenities, and proposed development.

---

---

(4) Buildings, roads, pedestrian facilities and open space shall be configured to reinforce the visual and functional integration of existing development, particularly within Sugarbush Village, with new development in and around the base of the ski area. Service areas, maintenance facilities and associated features that are closed to the public shall not be oriented toward existing commercial or residential structures unless facing similar features; roads and pedestrian facilities shall be designed to connect adjacent properties with the ski area.

---

---

(5) Buildings shall front towards and relate to streets, entrance drives and public spaces (e.g. greens, parks, plazas), both functionally and visually, and not be oriented toward parking lots. Buildings shall reflect a diversity of building scale and massing. Excessively large, monolithic buildings shall be avoided, or the scale and massing reduced through varied roof lines and interruption to the building elevation (facades) to create attached, but separate, masses.

---

---

(6) Buildings shall be clustered and integrated within a compact village pattern, present a well-defined edge between the built environment and surrounding open space, and visually enhance village entrances. Landscaping and screening should include a mix of deciduous and coniferous vegetation, should emphasize native species to the extent possible, and shall be designed to maintain a forested gateway adjacent to the Sugarbush Access Road in the vicinity of the eastern entrance into the Sugarbush Village Commercial (SVC) District.

---

---

(7) In instances in which an applicant proposes development of a portion of a larger parcel, or development of a parcel contiguous to another parcel(s) in common or affiliated ownership, a general indication of the intended use of the remaining (undeveloped) portion of the land shall be submitted in accordance with Section 7.2 (I). At a minimum, such indication shall include the information described in subsections 7.2 (H)(1) and (2).

---



---



---

**Section 8.5 Open Space & Common Land Standards for PRDs & PUDs NOT APPLICABLE TO PROPOSED PROJECT.**

(A) PRDs shall make adequate provision for the protection of open space and common land in accordance with the standards set forth in Section 7.4, and the following provisions. The location, shape, size, and character of the designated open space and common land shall be suitable for the development, considering its size, density, topography, and the number and type of units proposed. In designating open space and/or common land, applicants and the Development Review Board shall consider the site features identified in Table 8.1 in determining the appropriate features to designate as either open space or common land for the relevant zoning district(s).

---



---



---

**Table 6.1 Subdivision Review At A Glance**

<b>Table 6.1 Subdivision Review At A Glance</b>	
<b>Sketch Plan [all subdivisions]:</b>	
1. Submission of sketch plan	Applicant; at least 15 days prior to a regularly scheduled Development Review Board meeting
2. Development Review Board meeting	Applicant attendance required
3. Classification of subdivision as minor or major; written sketch plan approval	Development Review Board; within 30 days of determining that the sketch plan is complete

<b>Minor Subdivision [residential &lt; 6 lots]:</b>	
1. Submission of final subdivision plan, including any waiver requests, proposed plat and supporting documentation	Applicant; within 6 months of the date of sketch plan approval
2. Development Review Board public hearing	Development Review Board; within 30 days of receipt of the final subdivision plan
3. Subdivision/plat approval	Development Review Board; within 45 days of the hearing adjournment date
4. Final plat recording in the town records	Applicant; within 90 days of the date of subdivision approval
5. Submission of as-built drawings	Applicant; upon completion
<b>Major Subdivision [other than minor]:</b>	
1. Submission of preliminary subdivision plan including any waiver requests, supporting documentation	Applicant; within 6 months of the date of sketch plan approval
2. Development Review Board public hearing	Development Review Board; within 30 days of receipt of the preliminary subdivision plan
3. Preliminary subdivision/plat approval	Development Review Board; within 45 days of the hearing adjournment date
4. Submission of final subdivision plan, including supporting documentation	Applicant; within 6 months of the date of preliminary plan approval
5. Final Development Review Board public hearing	Development Review Board; within 30 days of receipt of the final subdivision plan
6. Final subdivision/plat approval	Development Review Board; within 45 days of the hearing adjournment date.
7. Final plat recording	Applicant; within 90 days of the date of final subdivision and plat approval
8. Submission of as-built drawings	Applicant; upon completion

**Table 6.2 Subdivision Application Requirements**

(A) Application Information	Sketch Plan	Preliminary Plan	Final Plan
Application Form [number of copies]	1 original & 5 copies	1 original & 5 copies	1 original & 5 copies
Application Fee	Y	Y	Y
Name of project, if any	Y	Y	Y
Name, address of applicant (landowner and/or subdivider)	Y	Y	Y

Written description of proposed development plans, including number and size of lots; general timing of development	Y	Y	Y
Waiver request, in writing [optional]	Y	Y	
Names, addresses of all adjoining property owners*	Y		
Evidence of written notification to adjoining owners of intent to subdivide; to include copies of any waiver request*	Y		
<b>(B) Plan/Plat Mapping Requirements</b>	<b>Sketch</b>	<b>Draft Plat</b>	<b>Final Plat</b>
Materials	Paper	Paper	Mylar
Date	Y	Y	Y
Preparer Information, Certifications	Y	Y	Y
Scale (minimum 1 inch = 200 feet)	Y	Y	Y
North Arrow, Legend	Y	Y	Y
Project boundaries and property lines	Drawn	Drawn	Surveyed
Existing and proposed lot lines, dimensions	Drawn	Drawn	Surveyed
Adjoining land uses, roads and drainage	Y	Y	Y
Zoning district designations and boundaries	Y	Y	Y
Location of all Primary Conservation Resources, to include wetlands, flood hazard area, slopes with a gradient of 25% or greater; designated Meadowland; and surface waters and associated buffer areas.	Y	Y	Y
Location of all Secondary Conservation Resources, to include critical wildlife habitat; slopes between 15% and 25%; scenic features identified in the Town Plan; historic sites and features, including stone walls; and prominent knolls and ridgelines.	Y	Y	Y
Existing and proposed elevations, contour lines*		5' interval	5' interval
Existing and proposed roads, paths, parking areas, associated rights-of-way or easements	Drawn	Surveyed	Surveyed
Proposed building envelopes	Y	Y	Y
Proposed utilities, water and wastewater systems and associated rights-of-way or easements*	Y	Y	Y

**Table 6.2 Subdivision Application Requirements (cont.)**

<b>(B) Plan/Plat Mapping Requirements (continued)</b>	<b>Sketch</b>	<b>Draft Plat</b>	<b>Final Plat</b>
Road profiles; road, intersection and parking area geometry and construction schematics*		Y	Y
Proposed landscaping and screening*		Y	Y
Proposed conservation buffer and/or easement areas*		Y	Y
Monument locations*			Y
<b>(C) Supporting Information &amp; Documentation</b>	<b>Sketch Plan</b>	<b>Preliminary Plan</b>	<b>Final Plan</b>

Site location map showing proposed subdivision in relation to major roads, drainage ways, and adjoining properties	Y	Y	Y
Statement of compliance with the Town Plan and applicable local regulations	Y	Y	Y
Engineering reports (water and wastewater systems)		Y	Y
Existing and proposed traffic generation rates, volumes*		Estimated	Documented
Off-site easements (e.g., for water, wastewater, access)*	Description	Draft	Final
Proposed phasing schedule*	Description	Draft	Final
Proposed covenants and/or deed restrictions*	Description	Draft	Final
Proposed homeowner or tenant association or agreements*	Description	Draft	Final
Proposed performance bond or surety*		Description	Final
<b>(D) As may be required by the Development Review Board</b>			
Stormwater and erosion control plan			
Grading plan (showing proposed areas of cut and fill)			
Open space management plan			
Site reclamation plan (for subdivisions involving extraction)			
Traffic impact analysis (current and proposed traffic volumes, capacities, levels of service, proposed improvements)			
Fiscal impact analysis (analysis of fiscal costs and benefits to the Town)			
Environmental impact assessment (analysis of potential environmental impacts, proposed mitigation measures)			
Other		As required under sketch plan approval	As required under sketch plan or preliminary approval
* Upon written request may be waived by the Development Review Board.			

**Table 7.1 Subdivision Design Process to protect Conservation Areas**

**To be followed in order:**

**Step 1. Identify Conservation Areas.** The subdivider shall delineate the boundaries of all primary and secondary conservation areas defined in Section 7.3. Based on the delineation of these features, goals and policies set forth in the Warren Town Plan, and any guidance provided by the Development Review Board during sketch plan review, a conservation plan shall be developed to ensure the preservation of these features to the

fullest extent feasible. The plan shall clearly define the location and area of designated conservation areas and the method of protection in accordance with Section 7.4.

**Step 2. Identify Potential Development Areas.** Potential development areas should be identified to exclude designated conservation areas. Development areas shall be selected to avoid any adverse impact to primary conservation areas, and to minimize to the extent feasible, adverse impacts to secondary conservation areas. Maximum development density shall be determined based on the density requirements for the zoning district in which the subdivision is located. Subdividers should refer to planned residential or planned unit development provisions under Article 8 to allow for increased densities of development outside of designated conservation areas.

**Step 3. Identify Building Sites & Envelopes.** Building footprints for principal structures, and building envelopes (to include the area for accessory structures and/or parking), shall be identified and laid out in accordance with Sections 7.2 and 7.3, and any other applicable requirements of these regulations.

**Step 4. Layout Roads, Driveways & Utilities.** Roads, driveways, and utilities shall be laid out in accordance with Section 7.3 and other applicable requirements of these regulations.

**Step 5. Identify Proposed Lot Boundaries.** Lot boundary lines shall be laid out to avoid the fragmentation of designated conservation areas, and to encompass building sites and envelopes, in accordance with Section 7.3 and any other applicable requirements of these regulations.

**Table 7.2  
Lane and Shoulder Widths for Rural Roads**

Design Volume (ADT)	0-25	25-50	50-100	100-400	400-1500	1500-2000	2000+
Design Speed (mph)	Width of Lane/Shoulder (ft)						
25	7/0	8/0	9/0	9/2	9/2	10/3	11/3
30	7/0	8/0	9/0	9/2	9/2	10/3	11/3

35	7/0	8/0	9/0	9/2	9/2	10/3	11/3
40	7/0	8/0	9/2	9/2	9/2	10/3	11/3
45	---	---	9/2	9/2	9/2	10/3	11/3
50	---	---	9/2	9/2	10/2	10/3	11/3

Source: Vermont State Standards for the Design of Transportation Construction, Reconstruction and Rehabilitation on Freeways, Roads and Streets, October 1997.

**Table 7.3**  
**Minimum Stopping & Corner Site Distances for Rural Roads**

Design Speed (mph)	Stopping Sight Distance (ft) <sup>a</sup>	Corner Site Distance (ft) <sup>b</sup>
25	150	275
30	200	330
35	225	385
40	275	440
45	325	495
50	400	605

<sup>a</sup> Wet pavement; <sup>b</sup> Corner site distance is measured from a point on the intersecting road or driveway, at least 15 feet from the edge of the traveled way on the main road.

Source: Vermont State Standards for the Design of Transportation Construction, Reconstruction and Rehabilitation on Freeways, Roads and Streets, October 1997.

**Table 8.1**  
**Open Space and Common Land Guidelines for PRDs and PUDs**

Type of Feature	Appropriate Protection Measure	Appropriate District(s)
(1) Primary Conservation Areas (as defined in Article 7)	Open Space	FR, RR, VR, WVR, SVR, SVC, BMC

(2) Secondary Conservation Areas (as defined in Article 7)	Open Space	FR, RR, VR, WVR, SVR, SVC, BMC
(3) Common areas (greens, playgrounds, parks)	Common Land	RR, WVR, SVC
(4) Existing or potential trail corridors, including preservation of established trail networks such as the Catamount Trail	Open Space or Common Land	FR, RR, VR, WVR, BMC
(5) Pathways (paved & unpaved), sidewalks.	Common Land	VR, WVR, SVR, SVC
(6) Critical wildlife habitat, including deeryards, core bear habitat and identified wildlife travel corridors;	Open Space	FR, RR, VR
(7) Upland forest, especially large tracts of forest contiguous to other large, undeveloped forest land	Open Space	FR, RR, VR, SVR
(8) Gateways; areas defining contrast between compact village/hamlet and surrounding countryside	Open Space	RR, WVR, SVR, SVC
(9) Community facilities (e.g. water supply, septic systems, community buildings, transit shelters).	Common land	RR, VR, WVR, SVC, SVR, BMC