

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

Permit Application No. 2013-29-CU

Parcel ID 023001701

**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): Marcia, Peter E. & Carvelli, Kimberly  
 Address: 210 South Wilton Rd Richmond, VA 23226- Telephone: \_\_\_\_\_
2. Applicant(s), if other than Landowner: Robert Adams. & Meg Succop  
 Address: 25 Kingston Street 5<sup>th</sup> Floor, Boston, Massachusetts 02111 Telephone: \_\_\_\_\_
3. Property Locations: FULLER HILL RD  
 Zoning District: RURALS RESIDENTIAL & MEADOWLAND OVERLAY DISTRICTS
4. Does the proposed development contain Steep Slopes as outline in Article 3, §3.4, *Erosion Control & Development on Steep Slopes*?  
 Is the proposed development within the Meadowland District?  
 Is the proposed development within the Flood Hazard District?

Yes	<input checked="" type="radio"/> No
<input checked="" type="radio"/> Yes	<input type="radio"/> No
Yes	<input checked="" type="radio"/> No

5. Project or Development sought under **Conditional Use**: \_\_\_\_\_  
 \_\_\_\_\_

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.

*Marcia, Peter E. & Carvelli, Kimberly*  
**Signature(s) of Landowner(s) of Record**

*ADAMS. Meg P. Succop*  
**Signature(s) of Applicant(s)**

FEE SCHEDULE RESIDENTIAL:	
CONDITIONAL USE:	
ORIGINAL OR AMENDED	\$250/EA.
VARIANCE	\$250/EA
CHANGE OF USE	\$250
APPEAL OF ZONING ADMINISTRATOR'S DECISION (NOT APPEAL OF VIOLATION)	\$150
APPEAL OF VIOLATION	\$100
Publishing Fees:	
Residential	\$100. EA /Insertion

Date Application Received: 6/21/2013  
 Fee Received: 350.<sup>00</sup>

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

Meg P. Succop  
 \_\_\_\_\_

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**Notes:**

- \* See Building structure screening notes & any other Warren DRB/zoning approval conditions.
- \* Drilled well & septic disposal mound to be staked out prior to construction.
- \* Call for sand approval and to notify of construction initiation and if there are questions. Sieve analysis must be provided for mound sand source.
- \* Installer should follow installation instructions from Infiltrator Systems, in conjunction with this design. Infiltrator Systems Inc.: 1-800-221-4436, [www.infiltratorsystems.com](http://www.infiltratorsystems.com).
- Call for final inspection & pressure test.
- Septic system is not designed for discharges from salt type water softeners, garbage disposals, or heavily chlorinated water.
- Septic tank to be pumped every 3 – 5 years or as necessary. Hose off filter in outlet at least once every year or as necessary.
- Earth moving contractors to follow construction practices described in the *Vermont Erosion Prevention & Sediment Control Field Guide*. i.e.: \*Phase construction disturbances \* Preserve existing vegetation. \* Divert upland runoff around exposed soil into vegetated areas \* Seed/mulch bare soil ASAP. \* Use silt barriers where necessary \* Protect slopes & channels from gullying.

**Driveway Construction & Erosion Control Notes:**

\*The contractor must follow the erosion control guidelines found in the "Vermont Handbook For Soil Erosion and Sediment Control on Construction Sites".

- Preserve existing vegetation as much as possible.
  - Phase construction to minimize disturbed exposed soil area at any given time.
  - Excavation & grading work should be done during dry weather if possible.
  - Any disturbed areas or bare soil should be stabilized by the end of each construction week and/or prior to significant rain events with erosion control blankets, seed & mulch, or other means. Use silt barriers where necessary.
  - Divert runoff with diversion swales around exposed soils to naturally vegetated areas.
- \* Maximum slope of remaining driveway to be 12%. Maintain a crown of at least 6" in center of driveway so water is shed to sides & does not channel, with a minimum surface course of 6" of gravel or stay-mat. Stabilize driveway shoulders with seed & mulch, and stone where necessary for permanent or temporary stabilization. Roadside ditches to be stabilized with grass or stone. Use check dams to reduce velocity where necessary.

**TEST PIT LOGS:**

**Test pit #97-6:** (12/3/97, backhoe) No ledge to 65".  
 0-8": dk brown, very fine sandy loam topsoil.  
 8-16": light brown, fine sandy loam, very friable.  
 16-24": gray-brown, fine sandy loam, very friable, damp, mottled from 18".  
 42-65": light olive-brown, v. fine silty sandy loam, friable, mottled. Water seeps at 42".

**Test pit #97-7:** (12/3/97, backhoe) No ledge 68".  
 0-5": dk brown, very fine sandy loam topsoil.  
 5-17": Yellow-brown, v. fine sandy loam, very friable.  
 17-34": Light brown, v. fine sandy loam, very friable.  
 34-68": light olive-brown, very fine silty sandy loam, mottled.

**Test hole #2013-6:** (2013 test holes by shovel, late May, early June, extremely wet)  
 0-7": dk brown, very fine sandy loam topsoil.  
 7-19": Light brown & dk. yellow-brown, fine sandy loam, very friable.  
 19-36": olive-brown, fine & very fine sandy loam, very friable. Damp, mottled from 19".

**Test holes # 2013-7, 2013-8 & 2013-9:** similar soils to 24"; FSL; damp & mottled from 17". percolation rate: 7 min/inch at 24" in test hole #2013-9.

**Test hole #2013-10 & 2013-11:**  
 0-7": dk brown, very fine sandy loam topsoil.  
 7-19": yellow-brown, fine sandy loam, very friable.  
 19-24": olive-brown, fine sandy loam, very friable. damp, mottled from 19".  
 percolation rate: 9 min/inch at 24" in 2013-10.

**Test hole #2013-12:**  
 0-8": dk brown, very fine sandy loam topsoil.  
 8-18": brown, v. fine sandy loam, very friable.  
 18-25": brown, fine sandy loam, very friable. Dry to depth. Mottled from 24".

Wayne Youlden & Anne Knight

Joan F. Wilson  
 Lot #6-1 of 2000 two lot Samara Farm Subdivision

Peter Marcia & Kimberly Carvelli-Marcia  
 Lot #6-2 of 2000 Two lot Samara Farm Subdivision  
 22.5 Acres ±; (Proposed to be conveyed to Rob Adams & Meg Succop)

Joan F. Wilson

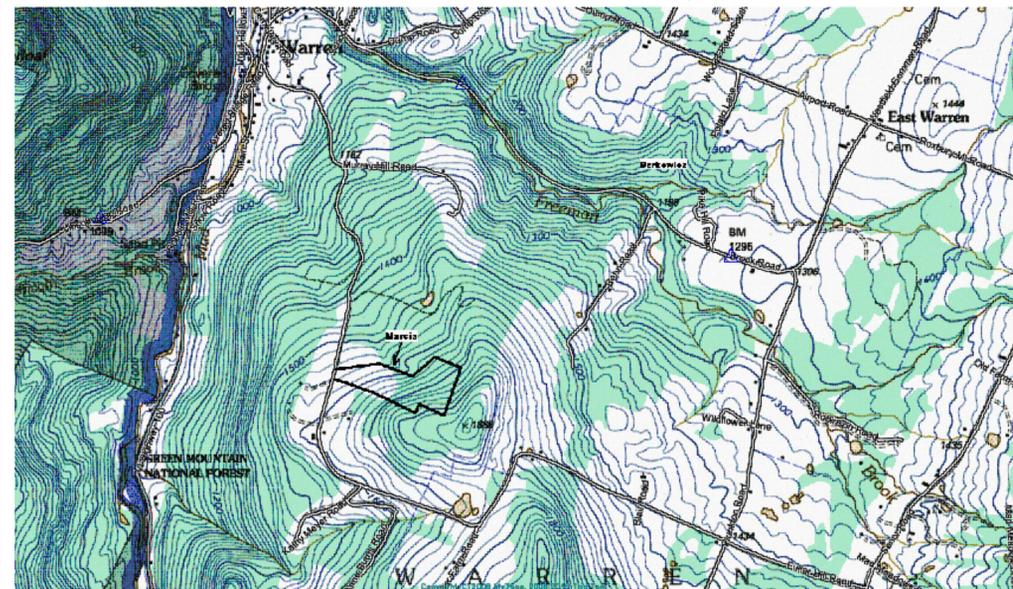
Kurt & Susan Saraceno

Warren Zoning : Rural Residential,  
 Meadowlands Overlay District in entire meadow area.

Robert & Sandra Grant

Michael B. Barker

Keith Underhill, Trustee



Site Location Map

**BASIS OF SEPTIC SYSTEM DESIGN:**

Design flow : 4 bedrooms ; 490 gals/day.  
 (7 person max., no garbage disposal)

Minimum disposal area if stone used in mound bed: 490 sq. ft..

Bed area credit for Infiltrator chambers: 26 Chambers (4' installed length) plus 2 Endcaps & 1 All-in-One Endcap = 108.5 total linear ft, x 4.54 sq. ft. credit = **492.6 sq. ft. total.**

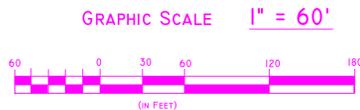
**Desktop Mounding Analysis:**

Soil Texture classification : fine sandy loam & very fine sandy loam  
 Average Slope: 20%  
 Seasonal high water table: 17" - 24". 17" most limiting  
 Linear Loading Rate Factor (f) based on soil texture & ground slope, from table : **26.2**

h (soil thickness available for groundwater mounding): 11" (.92')  
 (17" to SHWT - 6" unsaturated soil needed between induced mounding & ground surface) 19" of sand under stone in mound to achieve 36" separation to High Seasonal Water table & mounded water table.

LLR = h x f : .92 x 26.2 = 24 gals/lf max  
 490 gals/day / 24 gals/lf = 20.4 linear ft. min.  
 Linear length used: 108.5 ft.

Revised: June 27, 2013  
 (Notes, details relating to Warren Zoning & DRB.  
 ie.: Meadowlands labeled better. Driveway location approved in 2000 shown. Structure screening notes added)



Mapped by Todd Hill with total station for planning, engineering & permitting purposes. This is not a boundary survey.  
 2' contour intervals based upon assumed elevation at benchmark.  
 References: 2000 Survey plat by Harold Marsh.  
 Previous plan by Todd Hill

Design certification statement:  
 I, Todd Hill, a qualified designer in the state of Vermont, certify that the design-related information is true and correct, and that in the exercise of my professional judgment, the design of the potable water supply and wastewater system meets the technical standards of the Vermont EPR's.

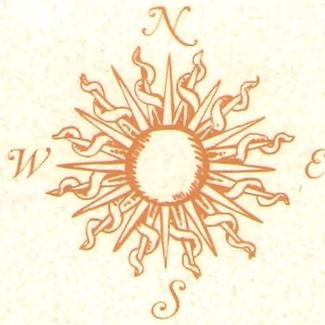
Todd Hill,  
 B Site Tech. #341



**PETER MARCIA & KIMBERLY CARAVELLI**

**PLOT PLAN**  
**1" = 60'**

"Samara Farm", Lot 6-2, 22.5 Acres,  
 (Proposed to be conveyed to Adams & Succop)  
 Fuller Hill,  
 Warren, Vermont



- Site Plans
- Topographic Surveys
- Soil Testing
- Water & Wastewater Plans & Permitting

Peter Marcia & Kimberly Caravelli-Marcia  
22.5 acres, Lot 6-2 of "Samara Farm" subdivision  
Fuller Hill, Warren  
Proposed to be conveyed to Robert Adams & Meg Succop

Town of Warren Conditional Use Permit Application  
Project Description/ Proposed Conditional Use:

Zone: Rural Residential & Meadowland Overlay District.

General Project Description: Construction of a 4 bedroom single family home and related improvements.

The permit seeks amendment to the previous plan that was approved by the Development Review Board in 2000. Specifically the driveway will deviate from the previous plan with respect to the location of the last 300' +/- of driveway, located in the upper part of the "meadowlands". Instead of traversing to the northeast corner of the meadow, the driveway will have two switchbacks on the south side of the meadow to the house site, which is located into the edge of the woods. This driveway route is preferred by the prospective owners and also works better with respect to the proposed septic field location and other aspects of the site plan.

The septic system location & design has been changed to conform to current state regulations. It is also more favorable with respect to quality of soils, access, and having no isolation zones overshadowing neighboring properties.

*todd.hillemyfairpoint.net*

# SUPPLEMENT TO PARCEL ID-023001-701 OVERALL PLAN CARVELLI PROPERTY ON FULLER HILL

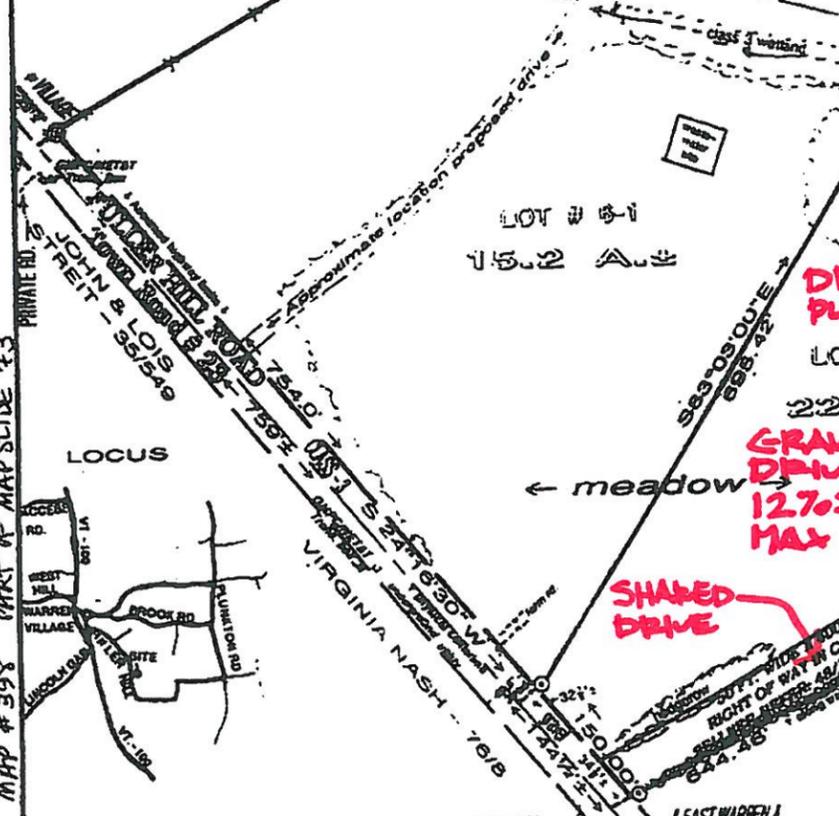
JUNE 27, 2013

**GENERAL NOTES:**  
 THIS SURVEY WAS MADE BY THE SURVEYOR AND A SURVEY OF THE LINES FOR TRANSFER OF SURVEYED AREAS OF PREVIOUSLY SURVEYED LANDS. COURSES SHOWN ARE BALANCED. AREAS SHOWN EXCLUDE ASSUMED 3' (49.5') RIGHT OF WAY ALONG TOWN ROAD, BASED ON V.S.A., TITLE 19, SECTION 16 AND 294.  
 PHYSICAL FEATURES ARE AS THEY EXIST AT TIME OF SURVEY. ACCESSORIES SHOWN ARE APPROXIMATE. MONUMENTS AND OTHER INSTRUMENTS SHOWN, ARE ONLY THOSE ABOVE GROUND, VISIBLE OBJECTS. OBSERVED BY SURVEYOR AT TIME SURVEY PERFORMED. OTHER APPENDAGES AND PROPOSED DRIVES, HOUSE SITES AND THE LIKE ARE BASED FROM, IN PART A PLAN BY TODD HILL, SITE TECHNICIAN # 3418, WITH REVISIONS THROUGH MAY 18, 2000. ALSO BASED ON EXISTING AERIAL ORTHO PHOTOGRAMMETRICS. LOCATION OF THESE FEATURES ARE SUBJECT TO INHERENT LIMITATIONS.  
 EASEMENTS AND OR RIGHTS OF WAYS ARE THOSE GENERALLY FOUND IN THE COURSE OF A SURVEY. SURVEY DOES NOT ADDRESS PRESCRIPTIVE RIGHTS, IF ANY ALONG WOODS ROADS, TRAILS AND THE LIKE. LANDS MAY BE SUBJECT TO FURTHER RIGHTS, RESTRICTIONS AND OR RESERVATIONS OF RECORD, THAT MAY BE BETTER SERVED BY AN EXAMINATION OF AN ATTORNEY'S REPORT AND OPINION OF TITLE.  
 PHYSICAL EVIDENCE ALONG OUTSIDE PERIMETER WAS HONORED DURING 1971-78 SURVEYS. DUE TO AGE AND USE PATTERN. THIS SURVEY WAS BASED ON PERTINENT DEEDS AND OFFICIAL RECORD FROM EVIDENCE FOUND ON THE GROUND AND FROM PRIOR SURVEY, AS NOTED ALONG WITH PROPOSED DIVISION AS SHOWN ON BILL PLAN.

**AFFIDAVIT**  
 BASED ON MY ANALYSIS OF THE LAND RECORDS AND FIELD EVIDENCE NOTED HEREIN AND THE DATA DERIVED THEREFROM AND SHOWN ON THIS PLAT, I, HAROLD N. MARSH, A LICENSED LAND SURVEYOR IN THE STATE OF VERMONT, HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT FULLY AND ACCURATELY DEPICTS THE RESULTS OF SAID SURVEY. NO WARRANTY OTHER THAN PRUDENT AND REASONABLE CARE IN THE EXECUTION OF THIS SURVEY, IS EXPRESSED OR IMPLIED.  
 Subject to conditions in permit # 2000-02-30, dated 7-12-00, of the Warren DDB, and VT Land Use permit # 5W0062-5

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- IRON RE ROD SET OR REPLACED
- IRON RE ROD FOUND
- IRON PIPE FOUND
- CALCULATED POINT
- DEED REFERENCE BOOK & PAGE

RECEIVED FOR RECORD  
 OCT 10 A.D., 2000  
 AT 10 O'CLOCK 50 MINUTES A.M.  
 AND RECORDED IN  
 ATTEST: *[Signature]*  
 TOWN CLERK

**PLAT OF SURVEY SHOWING A PORTION OF LANDS SAMARA FARM, INC**  
 2 LOT SUBDIVISION - LOT # 6.  
 WARREN, WASHINGTON CO., VERMONT

SCALE 1" = 100'  
 OCTOBER 2, 2000

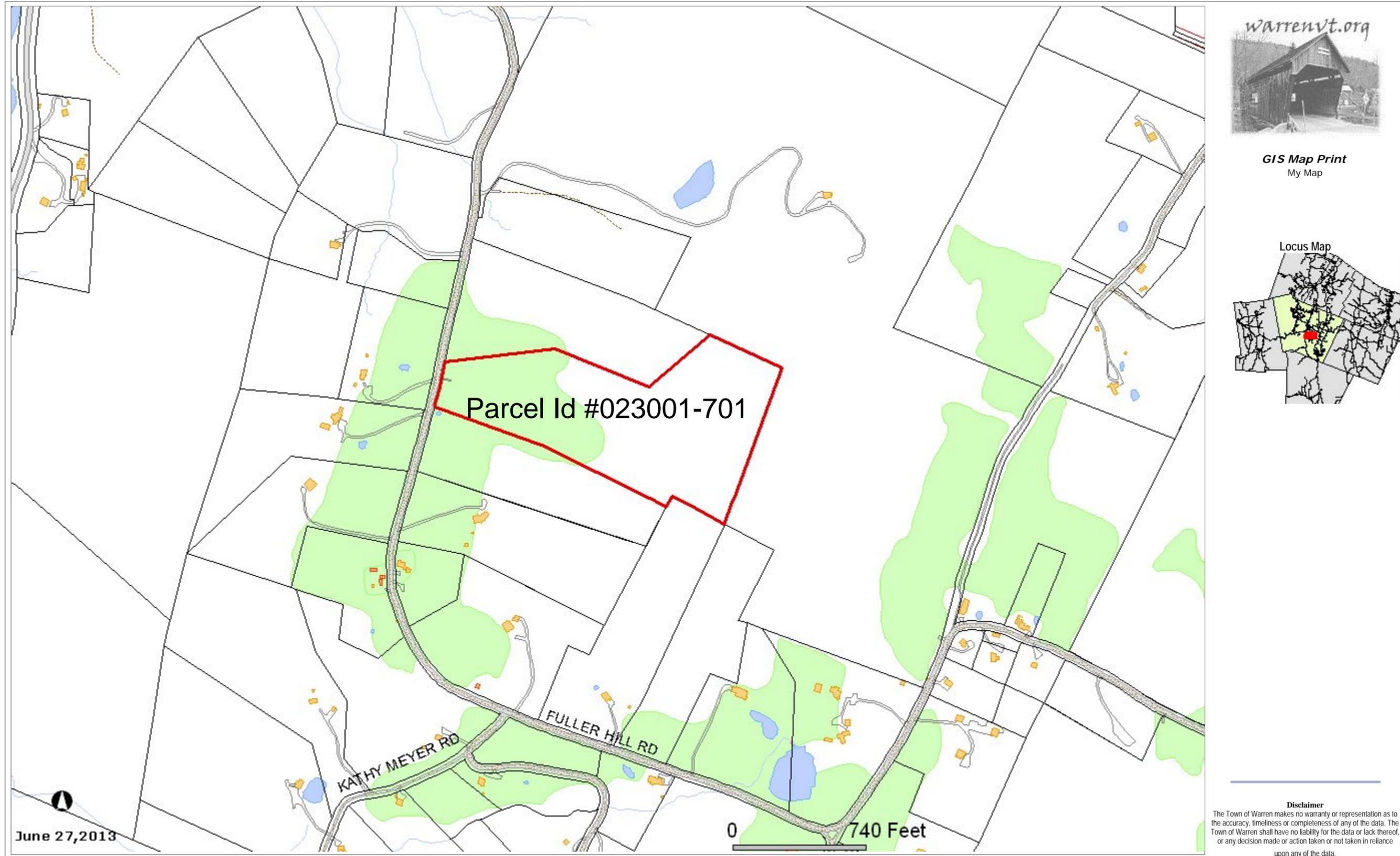
Prepared by: HAROLD N. MARSH, P.L.L.S. # 30  
 153 ELM ST., SUITE - 2, MONTPELIER, VT. 05602-2668  
 (802) - 229 - 1821; I.D.B.A. DROWN & MARSH

PARCEL I.D. 023-001-700  
 ZONE: RURAL-RESIDENTIAL  
 STATE LAND USE PERMIT # 5W0062-5

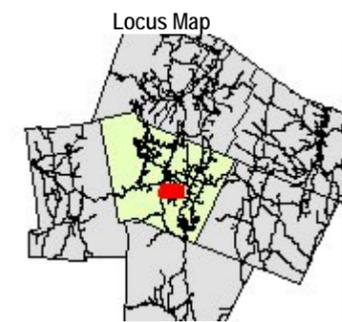
*[Seal of Harold N. Marsh, P.L.L.S. # 30]*

MAP # 398 PART OF MAP SLIDE 73

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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.