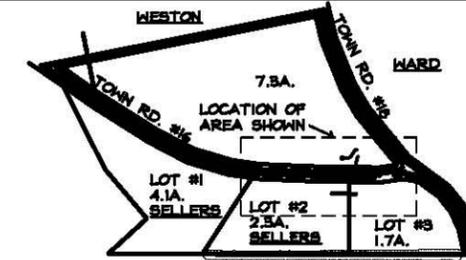


S:\Projects\jcd\West Hill House\Drawings\Site Plan Opt 2.dwg, C1.1, 7/17/2013 2:21:38 PM, Adobe PDF, 11 x 17



LOCATION MAP

SITE PLAN INFORMATION PROVIDED BY:
 DROWN & MARSH INC.
 DATED: JAN. 1972 - REVISED
 AUG. 1998

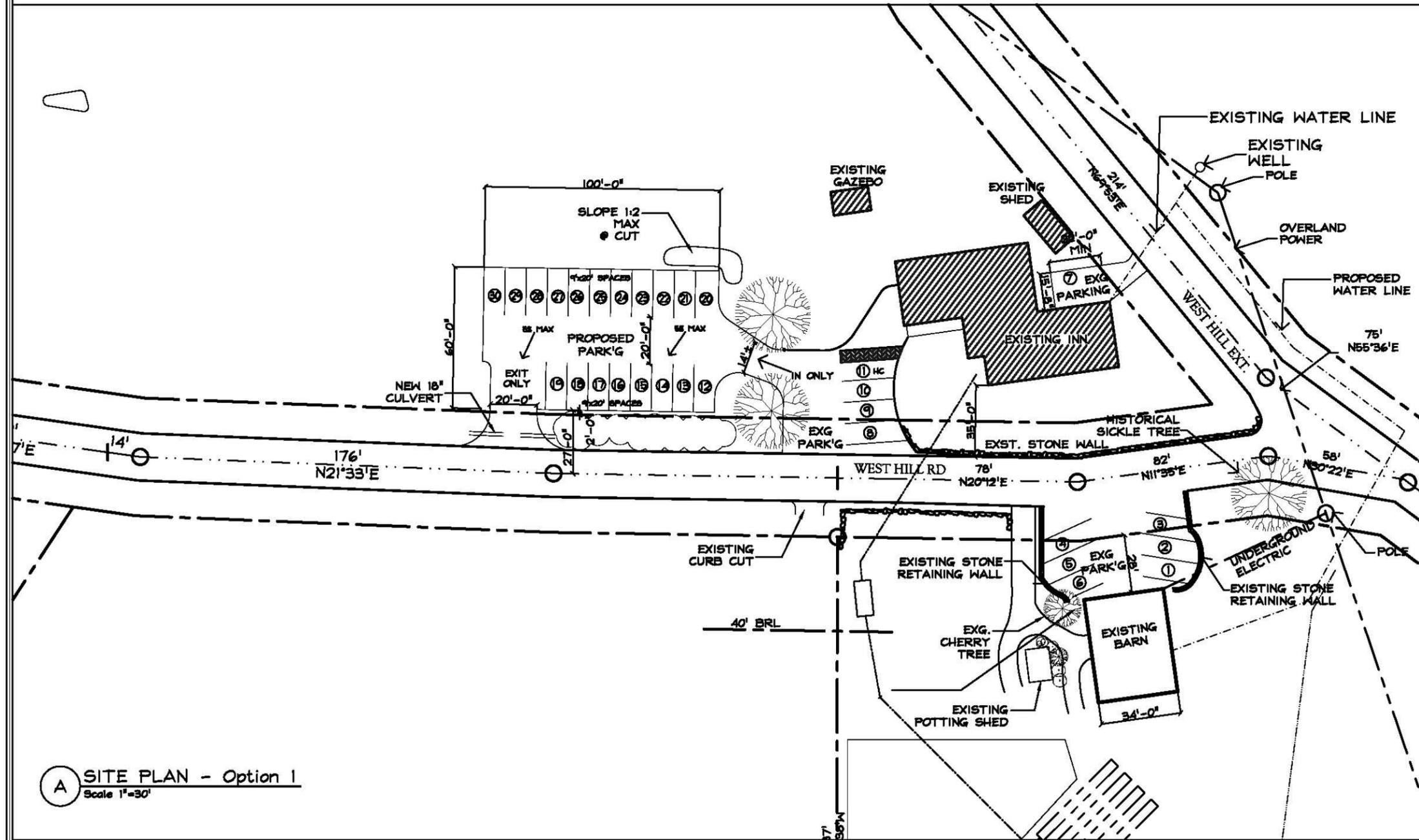
CHARLES GRENIER CONSULTING ENGINEER, P.C.
 DATED: JUNE 21, 1994

EXISTING BARN APPROXIMATE LOCATION BY JSD, INC 6-16-10

DRAWING KEY:
 C1.1 - SITE PLAN

The Design Group
 Architecture Planning & Interior Design

Architect:
 Jeff Schoellkopf, AIA
 PO Box 237
 Warren VT 05674
 tel 802-496-2166
 fax 802-329-2311



A SITE PLAN - Option 1
 Scale 1"=30'



Drawn By: CK, TM
 Checked By: JS
 Copyright

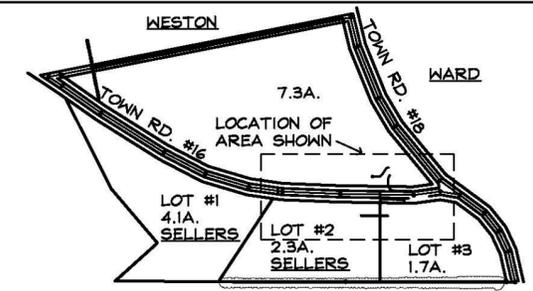
West Hill House
Additional Parking
 Warren, Vt.

REVISIONS	
1	07.15.13 Additional Dimensions
1	07.17.13 Revisions (adduct)

DATE: 07.10.13

SITE PLAN
 Option 1

C1.1



LOCATION MAP

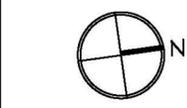
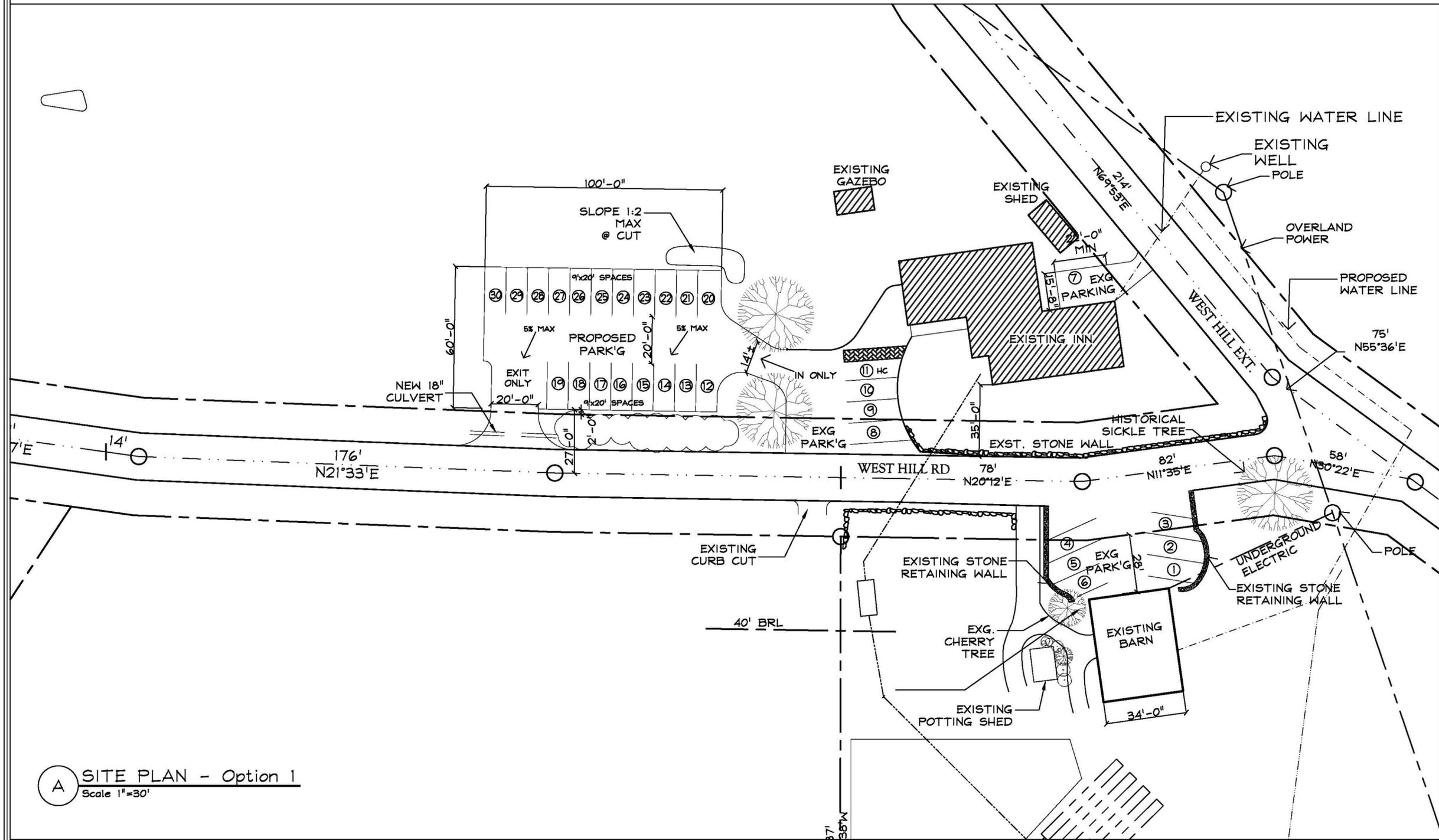
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DRAWING KEY:
C1.1 - SITE PLAN

DROWN & MARSH INC.
DATED: JAN. 1972 - REVISED
AUG. 1993

CHARLES GRENIER
CONSULTING ENGINEER, P.C.
DATED: JUNE 21, 1994

EXISTING BARN APPROXIMATE
LOCATION BY JSD, INC 6-16-10



Drawn By: CK, TM
Checked By: JS
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West Hill House
Additional Parking
Warren, Vt.

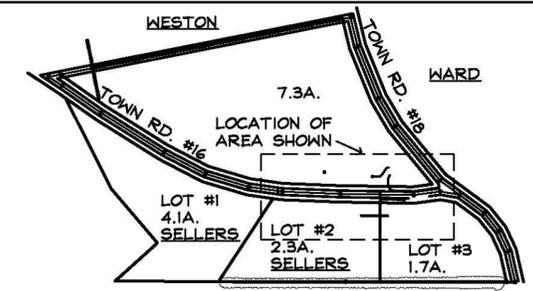
REVISIONS	
1	07.15.13 Additional Dimension
1	07.17.13 Revisions (culvert)

DATE: 07.10.13

SITE PLAN
Option 1

C1.1

A SITE PLAN - Option 1
Scale 1"=30'



LOCATION MAP

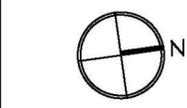
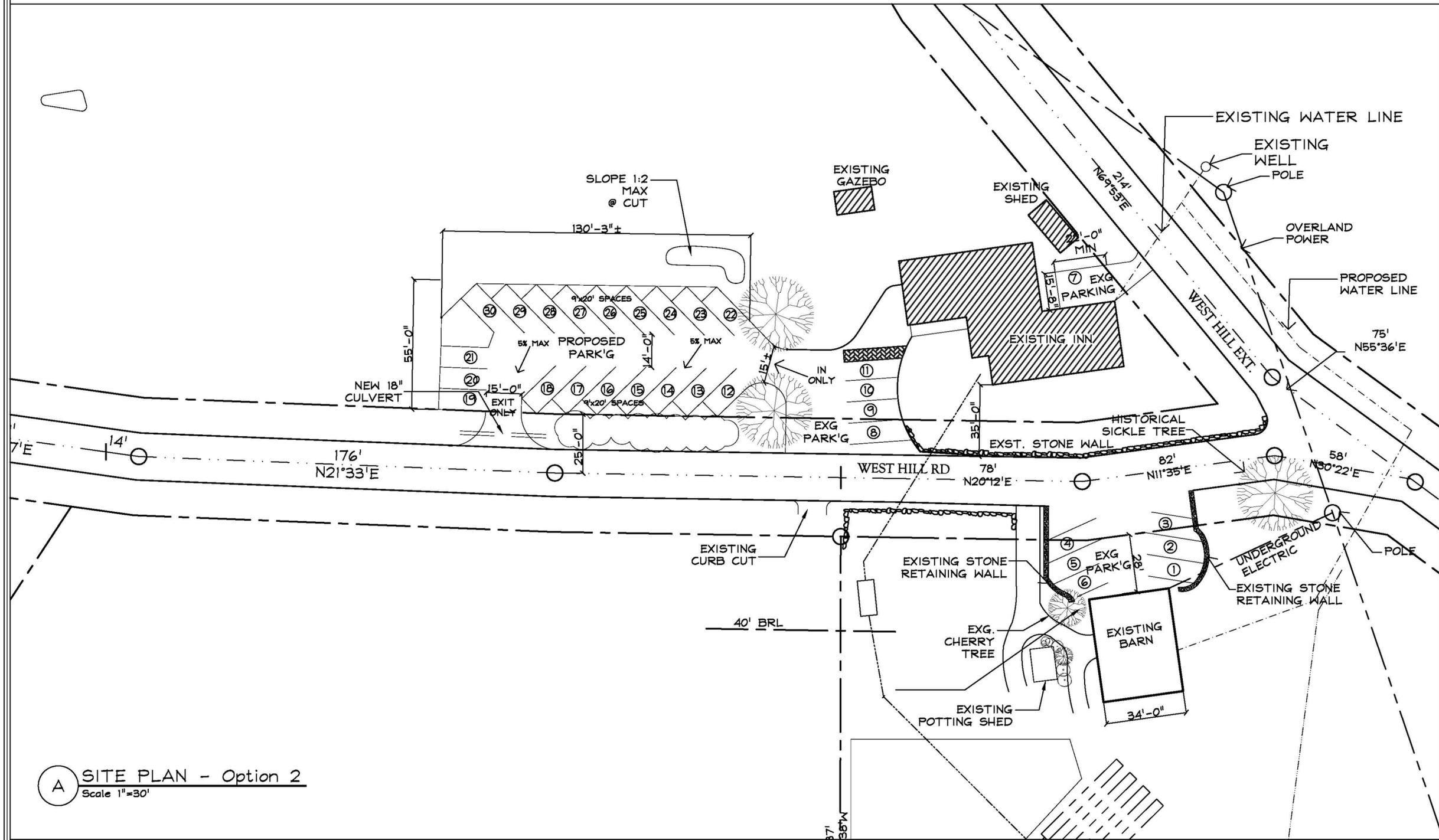
SITE PLAN INFORMATION PROVIDED BY:

DRAWING KEY:
C1.1 - SITE PLAN

DROWN & MARSH INC.
DATED: JAN. 1972 - REVISED
AUG. 1993

CHARLES GRENIER
CONSULTING ENGINEER, P.C.
DATED: JUNE 21, 1994

EXISTING BARN APPROXIMATE
LOCATION BY JSD, INC 6-16-10



Drawn By: CK, TM
Checked By: JS
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West Hill House
Additional Parking
Warren, Vt.

REVISIONS	
1	07.15.13 Additional Dimension
1	07.17.13 Revisions (culvert)

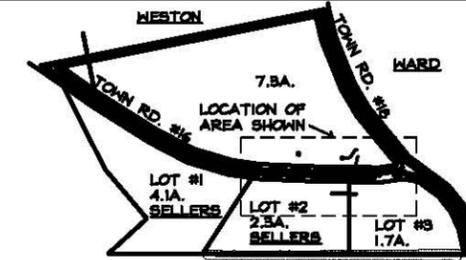
DATE: 07.10.13

SITE PLAN
Option 2

C1.1

A SITE PLAN - Option 2
Scale 1"=30'

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LOCATION MAP

SITE PLAN INFORMATION PROVIDED BY:
 DROWN & MARSH INC.
 DATED: JAN. 1972 - REVISED
 AUG. 1978

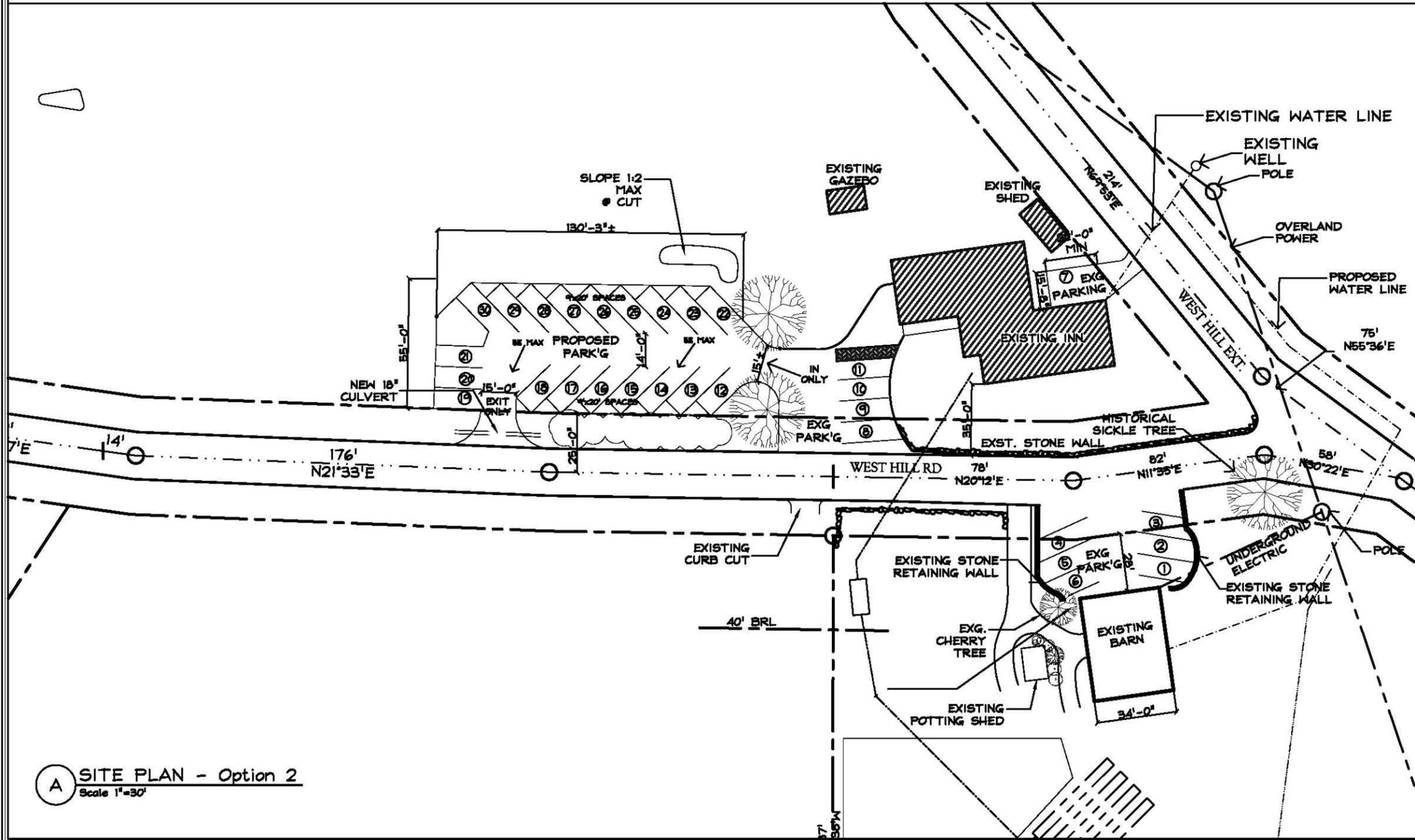
CHARLES GRENIER CONSULTING ENGINEER, P.C.
 DATED: JUNE 21, 1994

EXISTING BARN APPROXIMATE LOCATION BY JSD, INC 6-16-10

DRAWING KEY:
 C1.1 - SITE PLAN

The Design Group
 Architecture Planning & Interior Design

Architect:
 Jeff Schoellkopf, AIA
 PO Box 237
 Warren VT 05674
 tel 802-496-2166
 fax 802-329-2311



A SITE PLAN - Option 2
 Scale 1"=30'



Drawn By: CK, TM
 Checked By: JS
 Copyright

**West Hill House
 Additional Parking**
 Warren, Vt.

REVISIONS	
1	07.15.13 Additional Dimensions
1	07.17.13 Revisions (addendum)

DATE: 07.10.13

**SITE PLAN
 Option 2**

C1.1



July 19, 2013

Peter and Susan MacLaren
1496 West Hill Road
Warren, VT 05674

RE: Evaluation of Spring located on Sellers Property
West Hill House, West Hill Road, Warren
McCain Project No. 23032A

Dear Peter and Susan,

Pursuant to your request I have evaluated your proposed parking area and how it may impact the spring located on Dave Sellers' property. I made a site visit to look at the proposed parking area and its relationship to the Sellers spring. The typical required minimum separation distance from a water supply and a parking lot (outer edge of shoulder) is 25 feet. However, in some circumstances additional setbacks may be warranted to provide necessary protection. In my professional opinion, this is not a circumstance where additional setbacks should be necessary. West Hill Road is located in between the Sellers spring and the proposed parking area. Runoff from the parking area will end up in the West Hill Road ditch and travel to the south approximately 170 feet to a culvert that goes under West Hill Road. The culvert is located significantly downhill from the spring. Spring isolation distances of 150 feet in all directions and 500 feet in an uphill direction are the isolation distances (spring shield) to a septic system.

Based on a letter from Dave Sellers to the Warren Development Review Board (DRB) it appears that Dave is also concerned with surface water that might reach the pond located on his property. With respect to this issue, this project is exempt from the State stormwater rules since the property will have less than one acre of impervious surfaces. Since the pond already receives runoff from West Hill Road, I would not expect a significant change in the water quality at the pond as a result of the installation of the parking area.

Please feel free to call with any questions or concerns you may have.

Sincerely,
McCain Consulting, Inc.

A handwritten signature in blue ink, appearing to read 'P. Lazorchak', is written over the typed name.

Peter C. Lazorchak, P.E.

Received for Record at 10:30 o'clock 12/7 2006 M and Received in

[Signature]
Vol. 185 Page 587-588

TOWN CLERK

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
#2006-05-CU - WEST HILL HOUSE - AMENDED

000587

Peter and Susan MacLaren, the new owners of the West Hill House, have submitted a request for the Development Review Board to grant approval of condition #5 and to amend condition #3 of the permit obtained by the original owner, Dorothy Kyle, #2006-05-CU signed May 26, 2006.

A duly warned hearing was conducted on Wednesday September 6, 2006. DRB Members in attendance were: David Markolf, Virginia Roth, Lenord Robinson and Bob Kaufmann. Others in attendance were: David Olenick, John DaCosta, Deb and Gary Johannesen, Susan and Peter MacLaren, Anna Whiteside, Bill Maclay, Bill Westvang, Ralph Venezia, Dottie Kyle, Miron Malboeuf and Ruth Robbins.

Findings of Fact & Conclusions of Law:

- 1- The applicant submitted two detailed letters outlining his request of approval of the barrier (condition #5) and for a reduction in the number of required port-a-lets (condition #3).
- 2- The letter dated July 25, 2006 concerning the port-a-lets was also accompanied by a document from MS Septic Services of Williston, VT.
- 3- The letter dated August 20, 2006 about the barrier in front of the barn was accompanied by photographs of said barrier.
- 4- The applicant stated that the barrier was permanent, but that with much effort could potentially be moved for situations such as plowing in the winter and trash removal.
- 5- The document from MS Septic of Williston, VT stated that one (1) port-a-let was adequate for 70 people.

Notice of Decision:

Based on the forgoing Findings of Fact and Conclusions of Law, permit #2006-05-CU for the West Hill House is hereby amended as follows:

- 1. The Board approves the plan for the barriers (condition #5) with the understanding that if the barriers need to be moved in an Easterly direction (towards the barn) by a foot or two during the winter months and a 30' opening is maintained then this adjustment will be permitted.
- 2. The applicant is only required to have one port-a-let at any of the six annual events, as defined and outlined in the decision signed May 25, 2006, condition #3.

All other Findings and Conditions of permit #2006-05-CU will remain in effect.

This approval shall become effective when this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. Beginning with the effective date of this decision, there is a 30-day period during which parties may appeal the decision to the Environmental Court.

Development Review Board

David Markolf date

[Signature] 12/6/06

Virginia Roth date

[Signature] 12/6/06

Lenord Robinson date

[Signature] 12/6-06

Bob Kaufmann date

SELLERS & COMPANY ARCHITECTS
ARCHITECTS AND TOWN PLANNERS

Town of Warren,
Warren Development Review Board,
Warren, 05674

RE: proposed parking on land of West Hill B&B

My concern is that my spring is fed from uphill sources that originate in the wetlands uphill from such spring.

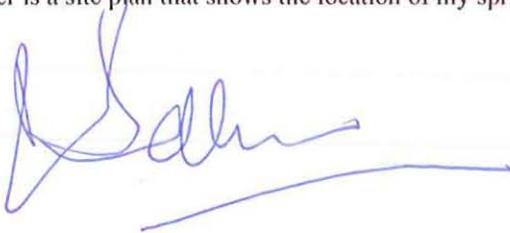
The proposed parking lot is within 100 feet from the spring and will be salted, sanded and is intended to have vehicles parking from time to time. It is well known that vehicles contain contaminants that often leak. I can control only the uses on my land; however, I am concerned that the future uses of the proposed parking and the road cut onto the town road will cause runoff to leach into the watercourses that supply water to my property including my spring fed pond.

The proposed parking will run with the land independent of the current owner or current use. The B&B has enough land to expand over time in the area of concern and future runoff must be addressed. I need assurance that the current and future uses of the proposed parking lot will not diminish the excellent and pure water that my spring affords.

Attached to this letter is a site plan that shows the location of my spring and the proposed parking, and road cut.

Sincerely,

Dave Sellers



RECEIVED
7/17/13
RJR

