

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

Permit Application No. 2014-03-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): Robert Adams. & Meg Succop
Address: 25 Kingston Street 5th Floor, Boston, Massachusetts 02111 Telephone: 857.212.4933
2. Applicant(s), if other than Landowner: Robert Adams. & Meg Succop
Address: 25 Kingston Street 5th Floor, Boston, Massachusetts 02111 Telephone: _____
3. Property Locations: 939 FULLER HILL RD
Zoning District: RURAL 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*? 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:** REVISE SITE PLAN & BUILDING ENVELOPE
7. Attach a narrative describing the proposed **Conditional Use** (see Articles 5).
8. Attach a complete sketch plan (see Table 5.1) of the project.
9. To facilitate the subdivision, **Conditional Use** approval process, the applicant should consult the any related Town of Warren Departments, if required, before the meeting with the Development Review Board.

Signature(s) of Landowner(s) of Record _____

Signature(s) of Applicant(s) _____

FEE SCHEDULE 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
TOTAL DUE	350

Date Application Received: _____

Fee Received: _____

Permit Application: 2014-03-CU

Parcel ID: 023001701

Robert Adams and Meg Succop
939 Fuller Hill Road, Warren VT

Rob Adams and Meg Succop are proposing to slightly alter the previously approved application 2013-29-CU. The previous application was approved to install a single family dwelling and accessory garage and relocation of previously approved driveway and septic.

The slight alterations to the proposed plan involve 'mirroring' the house and garage and extending the driveway an additional 50'. The reasoning for the alternation is to allow the garage and house to be better sited upon the natural topography. The proposed alternation places the entrance, driveway turnaround in an area that has a more gradual slope, which allows less disruption of the landscape (earthwork and retaining walls). The 'building' site remains the same, the layout is simply mirrored. The driveway remains as previously approved but slightly lengthened to gain access to the north side of the house rather than the south. The septic and well locations remain the same.

Attachment 1: previously approved house, garage, and driveway location

Attachment 2: proposed alteration to house and garage relationship

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

CONDITIONAL USE REVIEW – WORKSHEET

Parcel #: <u>023001701</u>
Permit #: <u>2014-03-CU/ZP</u>
Date Received: _____
(To be completed by Town of Warren staff)

Applicant: Robert Adams. & Meg Succop
Address: 25 KINGSTON ST BOSTON MA 02111
Phone: 857-212-4933

Landowner: SAME AS ABOVE
Address: _____
Phone: _____

Contact Person: SAME AS ABOVE
Address: _____
Phone: _____

Brief description of the proposed development: _____
NEW SINGLE FAMILY HOME AND DETACHED GARAGE.
NEW GRAVEL DRIVEWAY, SEPTIC SYSTEM, AND WELL.

Please respond to the following criteria and sub-criteria. Please attach additional pages if the space provided below is insufficient. For clarification of the following criteria, please refer to the WARREN LAND USE & DEVELOPMENT REGULATIONS, Article 5, Section 5.3 – Conditional Use Review Standards.

Section 5.3 (A) – General Standards. How does the proposed development affect the following:

(1) The capacity of existing or planned community facilities or services.

MINIMAL

(2) Character of the neighborhood or area affected.

FOLLOWING MEADOWLAND REQUIREMENTS - MINIMAL IMPACT

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

MINIMAL

(4) Bylaws now in effect.

MINIMAL

(5) The utilization of renewable energy resources.

MINIMAL

5.3 (B) – *Specific Standards*. Briefly address each of the following standards as they apply to the proposed development:

(1) Building Design. FOLLOWS WARREN ZONING AND
SANARA FARM REQUIREMENTS

(2) Traffic Circulation & Access. (See Section 3.1) EXISTING SHARED
DRIVE

(3) Bicycle & Pedestrian Access. N/A

(4) Parking & Service Areas. (See Section 3.10) NA

(5) Outdoor Storage & Display. IN ACCORDANCE

(6) Landscaping & Screening. IN ACCORDANCE

(7) Protection of Natural Resources. (See Section 7.4) IN ACCORDANCE

(8) Erosion Control. (See Sections 3.4 & 7.5) IN ACCORDANCE WITH
REGULATIONS

(9) Surface Water Protection. (See Section 3.13) IN ACCORDANCE

(10) Lighting. (See Section 3.9) IN ACCORDANCE

(11) Performance Standards. (See Section 3.11) IN ACCORDANCE

(C) District Standards. In addition to the above standards, please attach separate pages to respond to the following standards for proposed projects with in the specified districts. For clarification of the following criteria, please refer to the WARREN LAND USE & DEVELOPMENT REGULATIONS, Article 2 – Zoning Districts & District Standards and Article 5, Section 5.3 (C) – District Standards.

(1) Lincoln Peak Growth Center. (Conditional uses within the Sugarbush Village Commercial (SVC), Sugarbush Village Residential (SVR) and German Flats Commercial (GFC) Districts)

(2) Warren Village. (Conditional uses within the Warren Village Commercial (WVC) and Warren Village Historic Residential (WVR) Districts)

→ (3) Meadowland Overlay District. (Uses within the Meadowland Overlay (MO) District)

(4) Forest Reserve District. (Uses within the Forest Reserve (FR) District)

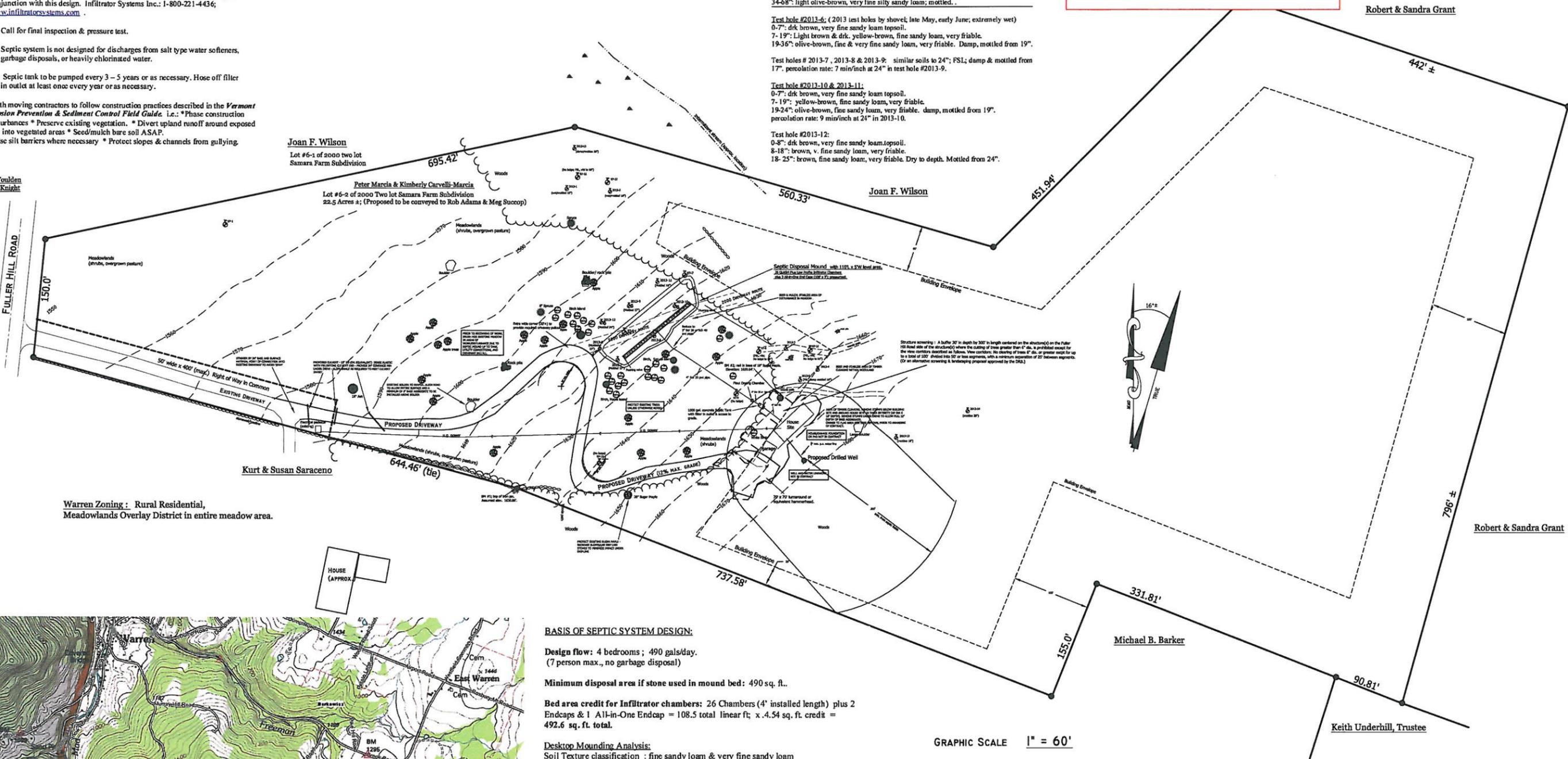
(D) Flood Hazard Overlay District Standards. (Uses within the Flood Hazard Overlay (FHO) District)

NO REMOVAL OF TREES OR STRUCTURES WITHIN MEADOW

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
- 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 gullyng.

Wayne Youlden & Anne Knight



ATTACHMENT 1:
Previously approved siteplan

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.
16-42": 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.

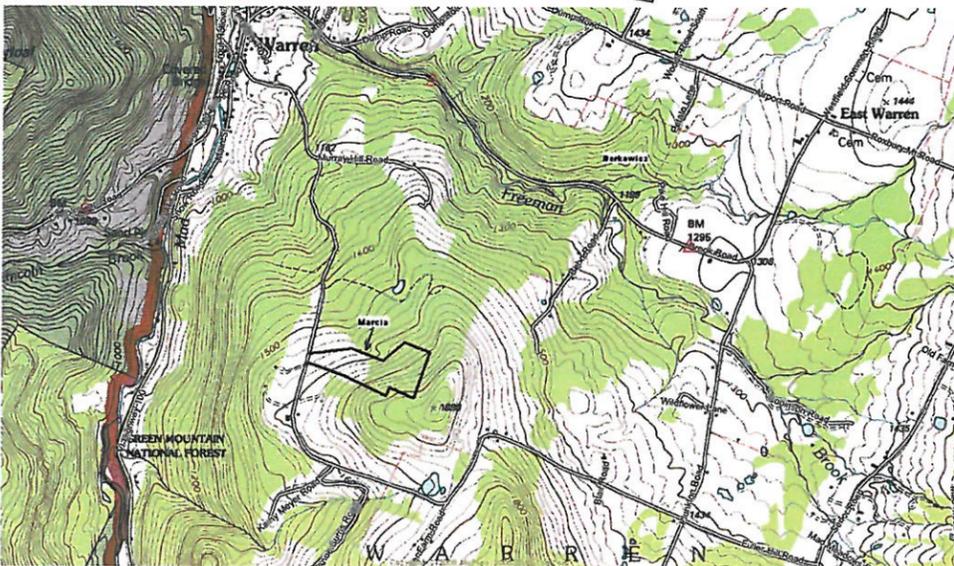
Test hole #2013-6: (2013 test holes by shovel; late May, early June; extremely wet)
0-7": dk brown, very fine sandy loam topsoil.
7-19": Light brown & dk. yellow-brown, fine sandy loam, very friable.
19-36": olive-brown, fine & very fine sandy loam, very friable. Damp, mottled from 19".

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".

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



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 .454 sq. ft. credit = 492.6 sq. ft. total.

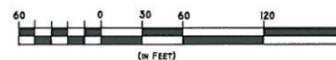
Desktop Mounding Analysis:

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.

GRAPHIC SCALE 1" = 60'



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

Sheet 1 of 3

June 14, 2013

Last revised: July 11, 2013
(no changes to water/wastewater plans)

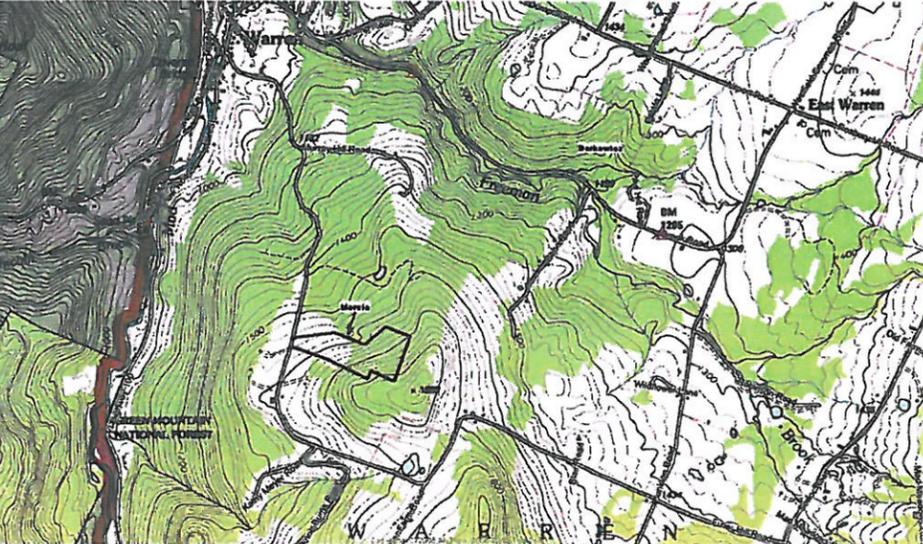
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Wayne Youdelm & Anne Kalsht

FULLER HILL ROAD

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



Site Location Map

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

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

Kurt & Susan Saraceno

Joan F. Wilson

Michael B. Barker

Keith Underhill, Trustee

Robert & Sandra Grant

Robert & Sandra Grant

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**ATTACHMENT 2:
Altered siteplan**

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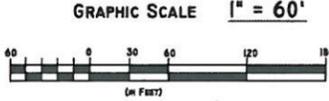
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