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TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW

Douglas Pruitt is seeking an amendment to his Conditional Use Permit #2003-77-CU that was issued in November of 2003. That permit allowed a 4-bedroom residential dwelling to be built on 12.7 acres in the Rural Residential and Forest Reserve Districts. One of the conditions of the permit was that the total developed footprint should not exceed 3500 square feet exclusive of decks. The actual square footage has ended up to be 3740 square feet, thus the request for an amendment to the permit.

A duly warned hearing was held on Wednesday August 17, 2005. Members in attendance were: Peter Monte, David Markolf, Chris Behn (left at 8:30 pm, after the conclusion of application #2005-10-SD), Eric Brattstrom, Virginia Roth, and Lenord Robinson. Others in attendance were: Mark Bannon, Brian Shea, Darrell Mays, Douglas Pruitt, Miron Malboeuf, and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. A letter from the applicant was received requesting the condition requiring the maximum square footage of the dwelling be no more than 3500 square feet be amended to a maximum 3800 square feet.
2. The Warren Zoning Administrator did an inspection of the property and all other conditions were in compliance.

Notice of Decision:

Based on the forgoing Findings of Fact and Conclusions of Law, the Development Review Board grants the applicant's request to increase the allowed developed footprint from 3500 square feet to 3800 square feet in the permit issued November 26, 2003. It is also part of this decision that all other provisions and conditions of the existing permit remain unchanged and in full effect.

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 the effective date of the decision, there is a 30-day period during which parties may appeal this decision to the Vermont Environmental Court.

Development Review Board

Peter Monte 9-7-05
Peter Monte date

David Markolf 9/7/05
David Markolf date

Lenord Robinson
Lenord Robinson date

Eric Brattstrom 7 Sep 05
Eric Brattstrom date

Virginia Roth date

TOWN OF WARREN, VT

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Elaine E. Fuller
assistant TOWN CLERK