

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
CONDITIONAL USE REVIEW
#2008-10-CU TOWN OF WARREN, BLAIR HOUSE

The Town of Warren, represented by Burton Bauchner, Select Board Chair and Barry Simpson, Director of Public Works, are requesting a Conditional Use Permit for the addition of Public Facility (open) as a use in the former Ruby Blair house that is currently a residential use. The property is located in the Warren Village Historic Residential District at 28 Cemetery Road, parcel id # 004003-200 and consists of approx.782 acres.

A duly warned hearing was held on Wednesday November 5, 2008 and attended by the following DRB members: David Markolf, Lenord Robinson, Jeff Schoellkopf and Virginia Roth. Others in attendance were: Barry Simpson, Paul Henke, Larry Ryan, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

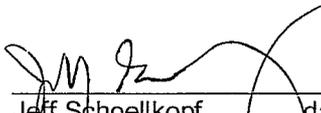
1. The applicant submitted a complete application, notice to abutters and proof of mailing.
2. With the passing of Ms. Blair who had a life estate in the property, the Town of Warren now has full control over its use.
3. The house contains four residential units: three on the first floor and one on the second. The second floor unit is accessed by a set of very steep stairs.
4. The town is proposing to use the front first floor unit for an office for the newly created office of Public Works of which Mr. Barry Simpson is the Director.
5. It is also proposed that the Constable's Association be allowed to utilize part of that unit for meetings, housing of records and the processing of intoxicated individuals.
6. The town would like to retain the option of possibly renting out the other two residential units on the first level. There are no plans for the second floor space.
7. The Town is aware that the Town Plan calls for the Blair House to be removed and sees its use as "temporary" until such time other plans can go forward.
8. Should the Constable's Association be allowed to use space in the Blair House, it is the intent to have the other towns share in the expense of having them use that space.
9. Mixed Use is not a Permitted or Conditional Use in the Warren Village Historic Residential District under the Warren Land use and Development Regulations.
10. The Board found that the property [the Blair House] has pre-existing non-conforming mixed uses of residential and municipal offices, as the property is encroached on by the parcel that houses the Municipal Building therefore, mixed use already takes place on the property as a pre-existing mixed use. [Sec. 3.8 (B) (4)].

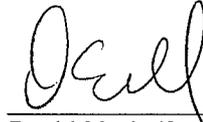
Notice of Decision:

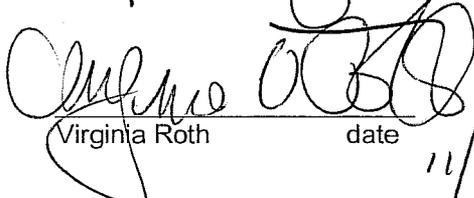
The Development Review Board finds that the applicant has satisfied the standards under Sec. 5.3 Conditional Use Review and hereby approves the applicant's request subject to the condition that in addition to the current residential use of the building, any Public Facility (open) [Table 2.3 (C) (18)] use of the building be limited to that of the Town of Warren Municipal employees only.

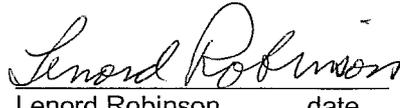
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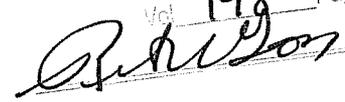
DEVELOPMENT REVIEW BOARD


Jeff Schoellkopf date 12/7/08


David Markolf date 11/18/08


Virginia Roth date 11/18/08


Lenord Robinson date 11/18/08

TOWN OF WARREN, VT
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TOWN CLERK