

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW
#2009-01-CU GROOM

000687

Mr. Groom is proposing to relocate the building envelope and construct a single family residence on a parcel that is partially in the Meadowland Overlay District. There is an existing house, which will be taken down, and a new one built further back from the road. The parcel is located at 1094 VT Route 100, parcel id # 1000002-200 in the Rural Residential District and the Meadowland Overlay District.

A duly warned hearing was held on Wednesday January 7, 2009 and attended by the following DRB members: Peter Monte, David Markolf, Lenord Robinson and Chris Behn (arr. 7:38 and did not vote on this application). Others in attendance were: Brian P. Lavery, Matt Groom, Dino Valadakis, Ron Zschaler, Jason Lisai, Julie Beth Hinds, David J. Blythe, Andy McMann, Alex Maclay, Margo Wade, Win Smith, Burt Bauchner, Miron Malboeuf and Ruth Robbins.

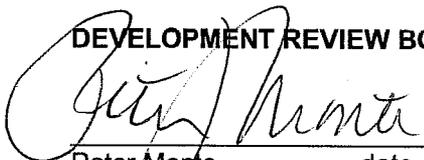
Findings of Fact and Conclusions of Law:

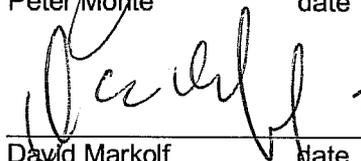
- 1) The applicant submitted a completed Conditional Use Application and Worksheet, site plan prepared by Bannon Engineering dated 1/7/09, notice to abutters and proof of mailing.
- 2) The site plan shows a wet area and that the proposed development is at minimum 50 feet away.
- 3) The applicant plans to construct a traditional farmhouse like building that would have a low carbon footprint, relatively small and uses recycled materials wherever possible.
- 4) The Board confirmed on the Meadowland Overlay map that the proposed development was not in the Meadowland Overlay District nor would it have any negative effect on the meadowlands.
- 5) The applicant's future development plans are to build more homes [maybe eight or nine?] on the parcel but without some detailed engineering information did not know what would be possible at this time.

Notice of Decision:

The DRB finds that the applicant has satisfied the requirements of Section 5.3 Conditional Use Review Standards (A) General Standards items (1) through (5) and that Section 5.3 (B) Specific Standards are not applicable to this application, and therefore approves the application subject to the development being constructed as per the plans submitted and the findings as stated above.

DEVELOPMENT REVIEW BOARD


Peter Monte date 2/5/09


David Markolf date 2/5/09


Lenord Robinson date 2/5/09

TOWN OF WARREN, VT

Received for Review 2/6 2009

at 10:45 AM and Received in

Vol. 198 Page 687



TOWN CLERK