

TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT AND NOTICE OF DECISION  
CONDITIONAL USE REVIEW  
#2009-06-CU LUCE

David A & Mary Jane Luce, seek permission to construct a residential addition to their existing Single Family Dwelling, located at 2193 Roxbury Mountain Road, on 16 ± acres, a non-conforming lot, in the Forest Reserve District. (Parcel Id. 001013-600).

A duly warned hearing was held on Wednesday June 17, 2009 as well as a site visit prior to the hearing. Members at the site visit were: Mr. Markolf, Mrs. Roth, Mr. Robinson and Mr. Monte. Others at the site visit were Mr. and Mrs. Luce and Mr. Malboeuf. The hearing was attended by the following members: Peter Monte, David Markolf, Lenord Robinson, Virginia Roth and Chris Behn. Others at the hearing were: Mary Jane and David Luce, Alice Olenick, Phil Clapp, Miron Malboeuf and Ruth Robbins.

**Findings of Fact and Conclusions of Law:**

1. The applicant submitted a complete application, site plan, floor plans and elevations [all drawings by Bast & Rood dated July 18, 2008] ; wastewater construction inspection report by Todd Hill, notice to abutters and proof of mailing.
2. Though setback relief was originally thought to be needed, upon further examination there was adequate distance to meet the standard.
3. The likelihood of the addition being viewed from elsewhere in town is remote.
4. The application was deemed by the Board to comply with the Supplemental Development Standards of Table 2.1 Forest Reserve District.
5. The Board found that the applicant had met the standards of Section 5.3 Conditional Use Review Standards (A) (1) through (5).

**Notice of Decision:**

The Development Review Board grants Conditional Use approval with the following conditions:

- 1) The project is constructed as per the plans submitted with the application
- 2) Any windows and/or doors on the west side of the new addition must have full year-round exterior screening or non-reflective glass
- 3) The siding of the new addition be of a dark, natural brown wood tone/color with no condition on the trim color

**Development Review Board**

*Peter Monte* 7-8-09  
Peter Monte date

*Lenord Robinson* 7/8/09  
Lenord Robinson date

*Chris Behn* 07-08-09  
Chris Behn date

*David Markolf* 7/8/09  
David Markolf date

*Virginia Roth* 7/8/09  
Virginia Roth date

TOWN OF WARREN, VT

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at 10:35 o'clock A M and Received in

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*Patricia*

TOWN CLERK