

000604

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
CONDITIONAL USE REVIEW
#2010-07-CU DAVIS

The applicants, John & Shelley M. Davis, request conditional use approval to reestablish the findings of fact and notice decision of a conditional use permit, 2006-01-CU. This project is located at 1571 Sugarbush Access Rd. and is in the Rural Residential District on a .92 ± acre parcel (Parcel Id # 005006-700).

A duly warned hearing was held on June 21, 2010 and attended by DRB members: Lenord Robinson, Peter Monte, Bob Kaufmann and Virginia Roth. Others in attendance were: Marcella & Raymond Gratton, Chris Austin, Cindi Jones, Charles Snow, Peggy Rodrigues, Don Swain, Rudy Elliot, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

The applicant submitted a complete application, site plan, notice to abutters and proof of mailing.

Engineer Mr. McCain has updated the engineering on the site and they have a current state wastewater permit for a three bedroom house.

The Board found that nothing substantial had changed that would adversely effect the protection of surface waters and maintaining the required stream buffer.

The Board also found the following findings [#10, #11 & #12] from the 2006 approval as still being true and valid with this application:

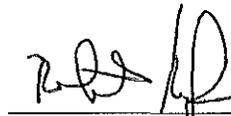
- It was determined by the DRB that no structure shall be erected within 100 feet of the near edge of Wheeler Brook as shown by the high water mark.
- It was determined by the DRB that there will be no development, excavation, landfill or grading within 50 feet of the top of the bank.
- It was noted by the DRB that the location of the leach field as shown on the site map, falls within the 50-foot buffer zone and thus does not comply.

Notice of Decision:

Given the findings previously re-stated and a thorough review of the updated site plan, it is found by the Development Review Board that Conditional Use approval is not required for this application.

DEVELOPMENT REVIEW BOARD


Peter Monte date


Bob Kaufmann date


Virginia Roth date


Lenord Robinson date

TOWN OF WARREN, VT

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at 10:15 o'clock A M and Received in

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