000554

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
CONDITIONAL USE REVIEW
2011-03-CU DANFORTH/ALDEN/JONES

The applicants, landowners Tobias T **Danforth** & Alison **Alden**, Trustees, request conditional use approval to construct an Accessory Structure (Garage) on a 4.0 ± acre parcel at 353 Old Roxbury Rd. The property is located in the Rural Residential District (Parcel ID# 001009-200) and requires conditional use review due to residential development involving slopes greater than 15%.

A duly warned hearing was held on Monday March 7, 2011 and attended by DRB members Peter Monte, Don Swain and Bob Kaufmann. Also in attendance were Gunner McCain, Don Jones, Nancy Jones, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1) The applicant submitted a complete application, conditional use worksheet, site plan, notice to abutters and proof of mailing.

2) The Board found that the project is not located in the Forest Reserve District as the property is below an elevation of 1850 feet.

3) The addition of a 1,000 sq. foot garage into an existing bank on slopes between 15 and 25% will require erosion control measures that are simple and straight-forward.

4) The Board found the standards under Article 5 Conditional Use Review Sec. 5.3 (A) items 1-5 to be satisfied by the applicant.

5) The Board found the erosion control plan as noted on the site plan is satisfactory with the conditions already voted on in meeting the requirements of Sec. 5.3 (B) items 7, 8 and 9.

Notice of Decision:

The Development Review Board approves the Conditional Use of building a garage on steep slopes as the applicant has met the required standards with the following conditions:

1. The project be constructed as per the plans and specifications submitted;

2. That construction [specifically soil disturbance] of the project is not to commence until May 15th and completed no later than October 1st of the same year during the summer construction period as defined the State regulations;

3. That before a Certificate of Compliance is issued a qualified professional must submit to the Zoning Administrator a written statement verifying that the project has been constructed as per the plans including especially the implementation of the erosion control plan.

DEVELOPMENT REVIEW BOARD

Peter Monte 3/21/11 — Peter Monte date

Don Swain 3/21/11 — Don Swain date

Bob Kaufmann — Bob Kaufmann date

TOWN OF WARREN, VT
Received for Record 3/24 2011
at 4 o'clock P M and Received in
Vol 210 Page 554
Peri Goss
TOWN CLERK