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TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT AND NOTICE OF DECISION  
CONDITIONAL USE REVIEW  
#2011-07-CU JOHN HALL, HALL PROPERTIES, INC.

The applicant, **John Hall** of Hall Properties, Inc, requests permission to construct a development road to a single family dwelling. The first 110+/- feet of the proposed driveway is located in the Meadowland Overlay District. The new home served by the proposed driveway will be a 2-story, 4-bedroom home. The house will not be over 35 feet in height. The project location is off Plunkton Rd on a 57.4+/- acres site in the Rural Residential District (RR) (Parcel Id# 028000-300).

A duly warned hearing was held on Monday May 16, 2011 and attended by DRB members Peter Monte, Lenord Robinson, Don Swain, Virginia Roth and Jeff Schoellkopf. Others in attendance were Peter Lazorchak, Marc Young, Miron Malboeuf and Ruth Robbins.

**Findings of Fact & Conclusions of Law:**

1. The applicant submitted a complete application, Conditional Use Worksheet, site plan prepared by McCain Consulting, notice to abutters and proof of mailing.
2. The Board found that due to sight distance limitations on Plunkton Road and no alternative access from Plunkton Road that would not cross Meadowland; and with there being no alternative for access from Robinson Road due to very steep banks, the driveway is limited to the proposed design from the access approved by the Warren Select Board.
3. The Board found that the standards under Table 2.13 for the Meadowland Overlay District, (E) Supplemental Development Standards (1) (a) have been satisfied by the applicant.

**Notice of Decision:**

The Warren Development Review Board finds that the proposed development of a driveway through the Meadowland Overlay District complies with the regulations and is hereby approved.

*The applicant is advised to submit a zoning application [if they haven't already] for the construction of this project within 30 days of the execution of this approval.*

DEVELOPMENT REVIEW BOARD

*Peter Monte 6-20-2011*  
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Peter Monte                      date

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Jeff Schoellkopf                      date

*Lenord Robinson 6/20/2011*  
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Lenord Robinson                      date

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Don Swain                      date

*Virginia Roth 6/22/11*  
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Virginia Roth                      date

TOWN OF WARREN, VT

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*Patricia Goss*  
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TOWN CLERK