

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW
2013-29-CU CARVELLI/ADAMS&SUCCOP

The applicants **Robert Adams & Meg Succop** propose the construction of a Single Family Dwelling and Accessory Garage and relocation of a previously approved driveway. Revisions to the original septic design require revision to the driveway location. This application requires resubmission and approval of a new site plan detailing the new driveway on a copy of the original survey. The property, owned by **Peter Marcia & Kimberly Caravelli** is 22.5 acres and located on Fuller Road in the Rural Residential and Meadowland Overlay Districts and is identified as Warren Parcel Id. # 023001-701.

A duly warned hearing was held on July 15, 2013 and attended by the following DRB members: Lenord Robinson, Chris Behn, Bob Kaufmann and Tom Boyle. Others also in attendance were: Todd Hill, Bob Grant, Devin Klein, Andres Torizzo, Kinny Perot, Richard Czaplinski, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Notice of Decision:

1. The applicant submitted a complete application, site plan by Todd Hill with references to a 2000 Survey Plat by Harold Marsh of the Samara Farm Subdivision, notice to abutters and proof of mailing.
2. Due to the relocation of the wastewater system as well as aesthetic reasons, the applicants propose to relocate the driveway from its original approved location.
3. The new location of the driveway will have a less than 12% grade through out.
4. The wastewater system has been relocated so that it now is in the Meadowland Overlay District (MO). In its previous location tree cutting would have been necessary. The wastewater system will be a mound system that will be approximately three feet above the existing grade.
5. A letter submitted dated July 11th by Ted and Susan Saraceno, neighbors of the applicant, expressing some concerns, were satisfied as confirmed by an email from Todd Hill dated July 15th.
6. A neighbor, Bob Grant, expressed initial concern about a spring on his property but was relieved to find that the Wastewater system lies downhill of his spring. Mr. Grant also stated that though his spring was not a source for drinking water he still did not want to see it contaminated.
7. Erosion controls measures have been updated from the original approval to include but limited to the phasing of construction to minimize any potential erosion.
8. The Board found that all the criteria called for in Table 2.13 Meadowland Overlay District (MO) (E) (1) (a) were still satisfied.
9. Under Article 5 conditional Use Review the Board found Sec. 5.3 (A) and (B) to be either satisfied by the application or deemed not applicable.

Notice of Decision:

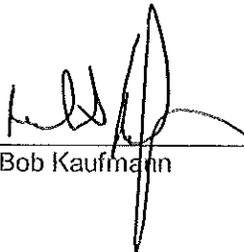
The Development Review Board, having found that the applicant has satisfied the requirements of Conditional Use Review, approves the change in the driveway location and wastewater system

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placement subject to the plans and specifications submitted and dated June 14, 2013 and revised July 11, 2013.

Development Review Board


Chris Behn date 08/10/2013


Bob Kaufmann date 8-6-13


Lenord Robinson date