

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW
#2013-69-CU/ZP HALL

000293

The applicant, Mr. Hall, recently had an accessory dwelling approved by the DRB and is now requesting approval to create a drive pull-off area measuring 25 feet by 30 feet to provide for pedestrian access to his new accessory dwelling. The property, 6± acres is located at 544 Anne Burns Road in the Rural Residential Zoning District, parcel id. # 023002-800.

A duly warned hearing was held on November 4, 2013 and attended by the following DRB members: Lenord Robinson, Jeff Schoellkopf, Tom Boyle and Virginia Roth. Others also in attendance were: Geordie Hall, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, site plan, Conditional Use worksheet, notice to abutters and proof of mailing.
2. The applicant proposes to have a 25 foot by 30 foot vehicular pull-off on his property located at 544 Anne burns Road for the purpose of providing access to a pedestrian pathway to an Accessory Dwelling.
3. The applicant has acquired a Road Access permit from the Warren Select Board for the purpose of the proposed pull-off.
4. The Board found that the topography of the site does not consist of "steep slopes" per the ordinance but that some steep slopes will be *created* upon the construction of the parking area. Since the "steep slope" is man-made and not a situation of man disturbing an existing steep slope, Section 3.2 of the Land Use and Development Regulations does not apply.
5. The DRB found the standards under Section 5.3 (A) General Standards items (1) through (5) do not apply and are therefore dispensed with.
6. In Section 5.3 (B) Specific Standards, the Board found that item 7, Protection of Natural Resources, was not impacted by the proposed development which was confirmed by the engineers plan. The engineer's plan also satisfied the requirement for erosion control.

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Notice of Decision:

The Development Review Board having found that the application meets the required standards under Article 5 Conditional Use Review is approved for the development of a pull-off area as per the plans and specifications submitted.

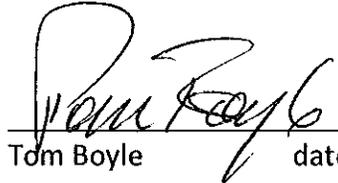
The applicant is advised to submit a zoning application [if they haven't already] for the construction of this project within 30 days of the execution of this approval.

Development Review Board

 2/17/14
Jeff Schoellkopf date

 2-17-2014
Virginia Roth date

 2/3/14
Lenord Robinson date

 2-3-14
Tom Boyle date