

TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT AND NOTICE OF DECISION  
CONDITIONAL USE REVIEW  
#2008-06-CU - CLAPP

Philip C. & Mireille T. Clapp, seek permission to construct an accessory structure, residential garage, on their property located in the Forest Reserve District at 2189 Roxbury Mountain Road, Parcel Id 001013-400. The Clapp's had been issued a Conditional Use permit, # 2001-109-MM by the DRB on 3/13/02. That permit was for a single family dwelling and garage. Though the house was built, the garage has yet to be done and the permit has expired.

A duly warned hearing was held on August 6, 2008 and attended by the following members: Peter Monte, David Markolf, Lenord Robinson and Virginia Roth. Others in attendance were: Phil and Mireille Clapp, Peter and Susan MacLaren, Graham Hewison, Maxine Longmuir, Miron Malboeuf and Ruth Robbins.

**Findings of Fact and Conclusions of Law:**

1. The applicant submitted a complete application, notice to abutters, site plan and specs of the proposed garage.
2. A letter, dated 7/31/08, was submitted by M. Frankel representing Monteverde Corp., an abutter, stating their support of the Clapp's application.
3. The only change from the original application was that the footprint was slightly larger: 25'x29' now versus 24'x28' previously.
4. The only trees that would be cut would be those located within the 25'x29' footprint.
5. Mr. Clapp said that the proposed garage was 104'8" from the property line [with the Luce's]. The distance between the house and the garage is 150 feet.
6. It was also noted that the location of the proposed garage does not appear to be in a conservation area and that trees have been added in recent years.
7. The siding will be cedar with a brown standing seam roof in keeping with the same appearance of the house.

TOWN OF WARREN, VT

Received for Record 9/18 2008  
at 11:30 o'clock AM and Received in

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TOWN CLERK


*R. Robbins*

**Notice of Decision:**

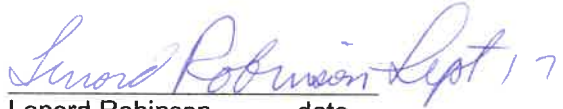
The Board finds that the relevant facts and conclusions arrived at in the 2002 decision have not materially changed, the application is still in compliance with the standards under Article 5 Section 5.3 Conditional Use Standards and Article 2 Table 2.1 Forest Reserve and therefore approves the application as submitted. It is noted that the footprint has changed to be 25' x 29'. Any and all other applicable conditions from the original permit, #2001-09-MM are still in force. The project shall be constructed as per the plans and specs submitted in the application.

**DEVELOPMENT REVIEW BOARD**

\_\_\_\_\_  
Peter Monte                      date

 9/17/08  
\_\_\_\_\_  
Virginia Roth                      date

 9/17/08  
\_\_\_\_\_  
David Markolf                      date

 Sept 17 08  
\_\_\_\_\_  
Lenord Robinson                      date