

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
CONDITIONAL USE REVIEW – DOLLMEYER - #2006-08-CU

Application # 2006-08-CU, Steve Dollmeyer, seeks to build an Accessory Structure [garage] within the 100 foot setback from Freeman Brook. Located at 76 Brook Road on .2 acres the property is in the Warren Village Commercial District, parcel ID # 001000-600.

A duly warned hearing was held on Wednesday July 19, 2006 and attended by the following members: Chris Behn, Bob Kaufmann, Virginia Roth and Lenord Robinson. Others in attendance were: Steve Dollmeyer, Mark Flinn, Kate Burn, Miron Malboeuf and Ruth Robbins. A site visit was also held the morning of July 17, 2006 and attended by: Chris Behn, Virginia Roth, Lenord Robinson and Miron Malboeuf.

Findings of Fact and Conclusions of Law:

1. In addition to a completed application and conditional use worksheet the applicant also submitted proof of mailing and a site plan.
2. The main issue is surface water protection and if that would be jeopardized in any way by allowing the structure to be located closer than the prescribed 100 feet.
3. The Board suggested to the applicant that he get clarification from the Select Board about the access to be used to gain entry into the proposed garage.
4. The design of the garage will be consistent with the house and in keeping with the general design of the neighborhood. It is planned to be similar to the garage of his next-door neighbor.
5. The property is not located in the designated floodplain.

Notice of Decision:

In conformance with the standards of *Article 5 Development Review § 5.3 Conditional Use Review Standards and Article 3 General Regulations § 3.13 Surface Water Protection* the DRB approves the location and construction of an Accessory Structure [garage] within the 100 foot setback from Freeman Brook with the following conditions:

- Copy of the abutter's letter to be submitted to the Zoning Office within 30 days of this decision.
- The applicant will continue the landscaping of shrubbery along the side of the proposed building facing Brook Road.
- The applicant will add an architectural detail such as a diamond shaped window in the peak of the gable also on the side of the building facing Brook Road.

In addition the project shall be constructed and used only in accordance with the terms, plans, procedures and specifications stated:

- In the application
- All exhibits furnished by the applicant, and
- All findings of fact and conclusions stated above in this decision.

TOWN OF WARREN, VT

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at 10 o'clock A M and Received in

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Rebecca

TOWN CLERK

Approval shall become effective when this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. Beginning the effective dated of the decision, there is a 30-day period during which parties may appeal this decision to the Vermont Environmental Court.

Development Review Board

Lenord Robinson 8/9/06
Lenord Robinson date

Bob Kaufmann 8-22-06
Bob Kaufmann date

Chris Behn date

Virginia Roth 8/9/06
Virginia Roth date