

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW
GAUTHIER/CAMPANO #2007-11-CU

Diane and Vincent Gauthier have submitted an application requesting a Conditional Use permit for the change of use of a structure – a camp to a single family dwelling - located at 1750 Roxbury Mountain Road, parcel 001012-800, in the Forest Reserve District.

A duly warned hearing was held on Wednesday September 19, 2007 and attended by the following DRB members: David Markolf, Chris Behn and Lenord Robinson. Also in attendance were: Vince and Diana Gauthier, Shelia Getzinger, Alex Newcomb, Charles Snow, Jen Moffroid, Kara Herlihy, Susan Hemmeter, Miron Malboeuf and Ruth Robbins. A site visit was conducted prior to the hearing and attended by: Mr. Markolf, Mr. Robinson, Mr. Behn, Mr. Malboeuf, Ms. Getzinger and the Gauthiers.

Findings of Fact and Conclusions of Law:

1. The applicants submitted a completed application, a map of the site, proposed conditions of the approval, copy of a zoning permit from May 26, 1973, a letter to the current Zoning Administrator from the Gauthiers dated 9/19/07 and notice to abutters with proof of mailing.
2. Per the application the conversion will be limited to interior renovations with no change in the exterior or footprint of the structure.
3. A State permit is being sought for a new offsite septic system as a back-up if and when the current system fails.
4. The proposed interior renovations will decrease the number of bedrooms from five to three.
5. There is an artesian well existing on site.
6. During the hearing the applicants said they may replace some or all of the windows in addition to the interior renovations.
7. There were no new structures proposed nor were there any plans for clearing, landscaping or new exterior lighting.
8. There were debris piles noted at the site visit and the applicant was informed to seek permission from the fire warden, Mr. Burfoot, before proceeding with any burning of said piles.
9. A "view" swath has been maintained and allowed by the neighbors over the past many years.

Notice of Decision:

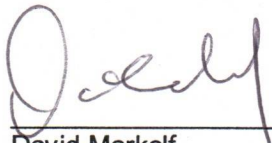
The Board, finding that the applicant has met the standards under *Article 3 General Regulations § 3.2 Conversion or Change of Use item (5)* and *Article 5 Development Review § 5.3 Conditional Use Review Standards (A) General Standards, (B) Specific Standards and (C) District Standards*, hereby approves the applicant's request for a change of use with the following conditions:

- 1) The receipt and recording of a State wastewater permit.
- ✓

- 2) Recording of a deed conveying an easement for the wastewater disposal system.
- 3) Recording of the conveyance of a twenty-five foot wide easement for access.
- 4) Any easement or permission granted for a view clearing is not to exceed the width of the property by 200 feet deep.
- 5) Compliance with the standards under § 3.8 *Nonconforming Structures and Uses (A) Nonconforming Structures items (1) through (4)*.
- 6) Any new glass or windows that are replaced on the south-west side of the structure must be either anti-glare/non-reflective glass or have full year-round exterior screening
- 7) Any colors on the exterior [including the roof] of the structure from this date forward be of a muted earth-tone color that is in keeping with the surroundings.

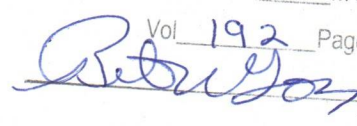
Approval shall become effective once this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. Beginning the effective dated of this decision, there is a 30-day period during which parties may appeal the decision to the Environmental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

DEVELOPMENT REVIEW BOARD


David Markolf 10/17/07
date


Lenord Robinson 10/17/07
date


Chris Behn 10-17-2007
date

TOWN OF WARREN, VT
Received for Record 10/18 2007
at 12:20 o'clock P M and Received in
Vol 192 Page 528-529

TOWN CLERK