

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
CONDITIONAL USE REVIEW – HUNTER #2006-10-CU

000791

Application # 2006-10-CU, Amy Hunter, seeks Conditional Use approval to relocate her building envelope within the Meadowland Overlay District. The property is located on Woods Road South, parcel ID # 009006-900 and is approx. 6.2 acres.

A duly warned hearing was held on Wednesday June 7, 2006 and attended by the following members: Peter Monte, David Markolf, Bob Kaufmann, Virginia Roth and Lenord Robinson. Others in attendance were: Jennifer Grace, Jay Fetherolf, Amy Hunter, Don Swain, June Sardi, Jeff Swann, Bob & Louise Messner, Dick & Isabelle Frost, Cindy Carr, Miron Malboeuf and Ruth Robbins. A site visit was also held the morning of June 7, 2006 and attended by: Peter Monte, Virginia Roth 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 an abutters letter and proof of mailing and site plan.
2. The previously approved house site appears to be wet and another location, on a little higher piece of land, is sought that also puts the proposed building further into the Meadowland.
3. The original subdivision and house location approvals were given in January 1997.
4. The applicant's parcel was originally two lots, #18 & #19. The owner stated she had no intention to sell either of the lots in the future.
5. The applicant stated that an engineer had said that there was only enough wastewater capacity for one (1) building site even though there had been two lots.
6. The abutter on Lots 17 & 16 has a 1/3 interest (by deed) in the leach field to be located on the applicant's parcel.

Notice of Decision:

Based on the excessive wetness of the prior designated building area the DRB finds that the applicants request to relocate the building site is in conformance with the standards of *Article 2, Table 2.13 (E) (1) (a) and the applicable Conditional Use Standards of Article 5, § 5.3.* Therefore, the DRB approves the relocation of the building envelope under the following conditions:

- lots 18 and 19 be merged into one lot by means of a deed
- the building envelop on the newly formed one lot will be modified from the previous decision of January 1997 to be as follows: within 64 feet from the center line of the road along the easterly property line of lot 19 and within 215 feet from the center line of the road along the westerly boundary line of lot 18 with the stipulation that all setback requirements will also be met.

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

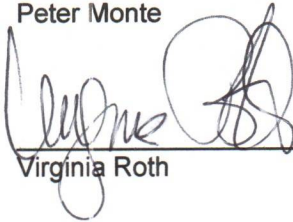
- In the application
- All exhibits furnished by the applicant, and
- All findings of fact and conclusions stated above in this decision.

000792

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

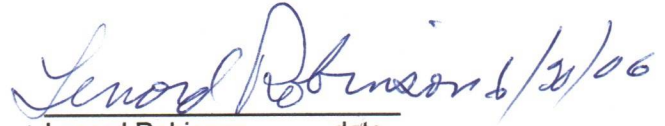
Peter Monte date

 6/21/06

Virginia Roth date

 6/21/06

David Markolf date

 6/21/06

Lenord Robinson date

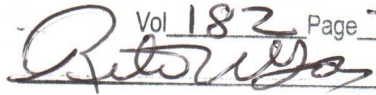
Bob Kaufmann date

TOWN OF WARREN, VT

Received for Record 6/22 20 06

at 11 o'clock A M and Received in

Vol 182 Page 791-792



TOWN CLERK