

TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT & NOTICE OF DECISION  
SUBDIVISION & CONDITIONAL USE REVIEW  
#2007-03-SD / #2007-03-CU PELTIER

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The applicants, Chris and Heather Peltier, are requesting approval to construct a driveway and a single-family home and possible guesthouse on a forty-acre parcel adjacent to the Lincoln Ridge Subdivision and Sugarbush Ski Resort. The Peltier's parcel, formerly known as the Mirabel parcel, is located in both the Rural Residential District and the Forest Reserve District. The proposed development is located outside of the Forest Reserve District in the Rural Residential District. Access to the property is via a right-of-way through Lots 10 and 11 of the Lincoln Ridge Subdivision.

A duly warned hearing was held on Wednesday March 7, 2007. DRB members in attendance were: Peter Monte, David Markolf, Virginia Roth and Chris Behn. Others also attending were: Don Marsh, Mike Krongel, Erin Post, Chris Peltier, Cindy Carr, Miron Malboeuf and Ruth Robbins.

**Findings of Fact & Conclusions of Law:**

- 1- The applicant submitted a completed application, conditional use worksheet, notice to abutters and certification of mailing. Also submitted was a site plan, septic system design and road profiles prepared by Thomas C. Otterman and dated 7/7/06. A copy of the Road Maintenance and Easement Agreement was also provided.
- 2- The proposed building envelope is located in an area of less than 15% slope and below the 2,000-foot elevation mark that designates the Forest Reserve District.
- 3- Accommodations have been made for emergency vehicles with the appropriate road widths and turnouts indicated on the site plan.
- 4- The right-of-way granted to the applicant from Lincoln Ridge limits that access to one house with an accessory dwelling thus eliminating any further development.
- 5- The house is expected to be no larger than a five-bedroom house in keeping with the wastewater system design.

**Notice of Decision:**

The Development Review Board approves the Conditional Use application as per Article 5 Development Review, Section 5.3 Conditional Use Standards and finds that the requirements of Table 2.1 are satisfied as all proposed development is situated below the 2000 foot elevation and therefore not within the Forest Reserve District boundary. In addition, this approval is subject to the following conditions:

- 1) 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.
  - 2) The applicant's property, parcel id # 016004-102, is and will remain subject to the Road Maintenance agreement with Lincoln Ridge LLC dated 2/28/07 and recorded in the Town of Warren land records.
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