

R. Robinson
TOWN CLERK

The applicant, Richard Patterson, seeks a Conditional Use permit to relocate a Single Family Residence Building envelope located in the Forest Reserve District. The property, parcel Id #01003-105, is located on an approved lot, #5, consisting of 9.6+/- acres, located in the Chisel Tooth Group Subdivision off Cider Mountain Road.. This project requires review under *Article 2, (Zoning Districts & District Standards), Table 2.1(Forest Reserve District), C (7) and Article 5 (Development Review)* of the Warren Land Use and Development Regulations.

A duly warned hearing was held on Wednesday August 9, 2006. Development Review Board members present were: Peter Monte, David Markolf, Virginia Roth, and Lenord Robinson. Others attending the hearing were: Sally Bryson, Jeremiah Shanahan, Nicole Fitch, Peter DeGraff, Andy Broderick, Pat Collins, Erin Post, Linda Lloyd, Bob Ackland, Margo Wade, Bill Maclay, Rick and Laurie Patterson, Miron Malboeuf and Ruth Robbins.

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, site plan, and elevation drawings of the proposed dwelling.
- 2- The applicant stated that the house exterior would be of an earth tone color to blend in with the surroundings.
- 3- Visibility of the proposed structure from the surrounding area would be limited.
- 4- The Board found that the application satisfies the applicable requirements under *Article 5 Development Review and the Conditional Use Standards (B)(1), (6), and (7)*.

Notice of Decision:

Based on the forgoing Findings of Fact and Conclusions of Law, the application of Richard Patterson is approved by the Warren Development Review Board subject to the following conditions:

- 1) Either non-reflective glass or year-round screening must be used on the second floor west facing windows with the exception of the window(s) that are recessed in the deck.
- 2) 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.

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.

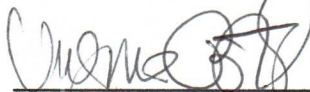
TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION – PATTERSON - CONDITIONAL USE REVIEW #2006-12-CU

Development Review Board

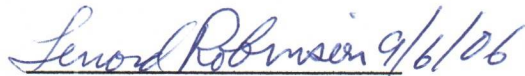
Peter Monte date

 9/6/06

David Markolf date

 9/6/06

Virginia Roth date

 9/6/06

Lenord Robinson date