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TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW

#2006-24-CU CLAY BROOK ENTERPRISES DBA THE WARREN HOUSE

Chris Jones, the proprietor of The Warren House, seeks approval for a modification to an existing conditional use, restaurant, to add take-out service of prepared food. The Warren House restaurant is located at 2585 Sugarbush Access Road and is parcel id # 005009-800.

A duly warned hearing was held on Wednesday December 6, 2006. The following members were in attendance: Peter Monte, Lenord Robinson, Bob Kaufmann, Chris Behn and Virginia Roth. Others in attendance were: Sandy Lawton, Bill Westvang, Shelia Getsinger, Cindy Carr, Brooke Cunningham, Zack Taylor, Bob & Louise Messner, Megan Moffroid, Chris Jones, Anna Whiteside, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

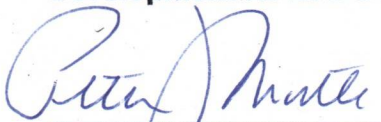
1. The applicant submitted a complete application and site plan.
2. There are several nights a year that Mr. Jones has to turn people away and he is looking for a way to retain that business.
3. The back door by the loading dock is in need of repair and it is his plan to enclose that area and create a space for a take out counter.
4. Currently, should anyone request take out, it is picked up at the bar. Any increase in the take out service would interfere with the bar functions.
5. Internal traffic flow was of a concern to the Board members.

Notice of Decision:

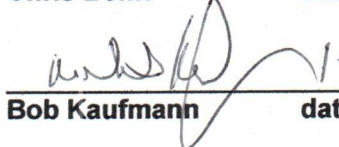
The Development Review Board hereby grants a temporary Conditional Use permit for take out service at The Warren House limited to one year from the date the permit is signed with the opportunity to extend/renew the permit subject to a years worth of data regarding the traffic flows and the submission of a traffic flow & circulation plan, a lighting plan and signage plan approved by the DRB.

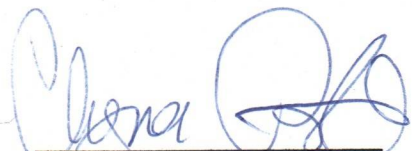
Approval shall become effective once this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. Beginning the effective dated of this decision, there is a 30-day period during which parties may appeal the decision to the Environmental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

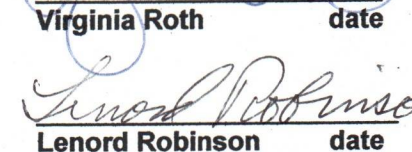
Development Review Board

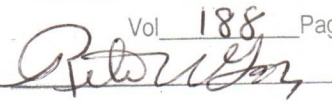
 1-17-07
Peter Monte date

Chris Behn date

 1-17-07
Bob Kaufmann date

 1-17-07
Virginia Roth date

 1-17-07
Lenord Robinson date

TOWN OF WARREN, VT
Received for Record 1118 2007
at 3 o'clock P M and Received in
Vol 188 Page 98

TOWN CLERK