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TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW
#2011-11-CU MORSE

The applicant, **Travis L Morse** requests permission to construct an accessory structure, a bridge 80' long and 10' wide across the Mad River to connect two sections of his property. The property is described as a 42.77 ± acre parcel located at 4690 VT RTE 100 in the Rural Residential & Forest Reserve Districts (RR) & (FR) (parcel Id# 100006-200).

A duly warned hearing was held on Monday September 19, 2011 and attended by DRB members Peter Monte, Bob Kaufmann, Jeff Schoellkopf, Lenord Robinson and Don Swain. Others in attendance were: Tim Jones, Travis Morse, Amanda Morse, Miron Malboeuf and Ruth Robbins. Prior to the warned hearing a site visit was conducted by the DRB members the land owners and Mr. Jones.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, Conditional Use Worksheet, State Steam Alteration Permit, notice to abutters and site plan.

2. The plans prepared by the applicant's land planner are found by the Board to satisfy Table 5.1(2).

3. The sole purpose of the bridge is to allow access to the applicant's property on the other side of the river for agricultural purposes – wood logging and an apple orchard.

4. This application does not give the applicant permission to change/alter the roads/driveways – only to build the bridge, and that to do any improvements/changes to the roads would necessitate another application and review by the Board.

5. The applicant stated that he hoped to install the bridge during the summer of 2012 assuming he could acquire the steel I-beams he needed.

6. The applicant is aware of the need to comply with all applicable state permit requirements.

7. Board found that the proposed location of the bridge is located outside of the Flood Hazard Area as indicated on the map and with the recent storm event [Irene] is also confirmed according to the debris trail.

8. The Board found that the applicant has represented that there will be no alteration of the existing topography during the construction of the bridge. Fording of the stream will take place at the existing points of entry.

9. The Board found that all of the General Standards under Sec. 5.3 (A) have been satisfied. There is no undue or adverse effect by this proposed development. Specific Standards (B) were determined by the Board to have been already dealt with and were found to be either satisfied or not applicable.

10. The Board found that the existing access road to the development site is not a part of this application thus there is no need to consider steep slope requirements as the bridge and the abutments will not impact any steep slopes.

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Notice of Decision:

The Development Review Board approves the application as submitted subject to the following:

1) The applicant is required to have professional supervision on site during the construction of the bridge [Mr. Jones can be such professional]

2) Silt fence(s) must be installed prior to and left in place on both sides of the river until the vegetation that had been disturbed due to the construction has been re-established.

3) The bridge uses are limited to personal use to gain access to the western side of the Mad River for silviculture activities.

The applicant is advised to submit a zoning application [if they haven't already] for the construction of this project within 30 days of the execution of this approval.

DEVELOPMENT REVIEW BOARD

Peter Monte 11-7-11
Peter Monte date

Jeff Schoellkopf 11-7-11
Jeff Schoellkopf date

Lenord Robinson 11/7/11
Lenord Robinson date

Don Swain date

Bob Kaufmann date