

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW
2012-47-CU BURLING

Application **2012-47-CU**, submitted by Anne Burling, requests approval for the construction of a Single Family Dwelling (SFD) on a one-acre pre-existing lot, shown as part of a 94.39 acre parcel located at 512 Roxbury Mtn Rd. parcel id #001007-501. The property is located in the Rural Residential and Meadow Land Overlay Districts the latter of which requires conditional use review.

A duly warned hearing was held on Monday October 15, 2012 and attended by DRB members Lenord Robinson, Peter Monte, Tom Boyle and Jeff Schoellkopf. Others in attendance were Shelia Getzinger, David Sellers, Peter MacLaren, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

- 1) The applicant submitted a complete application, site plan prepared by McCain consulting, notice to abutters and proof of mailing. The applicant was represented at the hearing by Attorney Shelia Getzinger.
- 2) The Zoning Administrator noted for the Board that the property formerly owned by the Mobis family, did not have any structures on it at the time the Meadowland Overlay District was established so no carve outs were done to allow for a dwelling.
- 3) The purpose of the dwelling is to provide housing for farmers to farm on the balance of the parcel.
- 4) The Board found that the one acre parcel that the dwelling is to be placed on does not contain suitable soils for agriculture [other than the existing trees] and additional was not suitable for the wastewater system which is located outside of the one acre boundary.
- 5) The dwelling to be built is expected to be approximately 1,000 square feet in size and of a Cape style.
- 6) A newly confirmed curb cut had been approved by the Select Board.

Notice of Decision:

Having found that the application satisfies the standards for development in the Meadowland Overlay District Table 2.13 (E) (1) (b) (i) through (iii) as well as the Conditional Use standards under Article 5 Sec. 5.3 (A) items (1) through (5), the Development Review Board grants approval for the construction of a single family dwelling **subject to the plans and specifications as submitted in the application.**

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

Lenord Robinson 11/9/12
 Lenord Robinson date
Peter Monte 11/9/12
 Peter Monte date

Tom Boyle date
Jeff Schoellkopf 11/6/12
 Jeff Schoellkopf date

TOWN OF WARREN, VT
 Received for Record 1119 2012
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Ruth Robbins
 TOWN CLERK