TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW – SETBACK RELIEF
#2013-58-CU LUCE

The applicants, Jeffrey and Carol Luce, have requested relief from the stream setback to place a new home on their property at 65 Luce Pierce Rd. The property, 0.38 acres, is located in the Warren Village Historic Residential District, Parcel id # 001001-702.

A duly warned hearing was held on Monday September 30, 2013 and attended by DRB members Lenord Robinson, Peter Monte, Jeff Schoellkopf and Virginia Roth. Others in attendance were: Carol Luce, Jeffrey Luce, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1) The applicants submitted a complete application, conditional Use Worksheet, site plan, notice to abutters and proof of mailing.

2) The lot has a connection for the municipal waste water system which was utilized by a trailer that was removed from the site approximately three years ago.

3) During TS Irene in 2011 there was some bank loss but no flooding of the site whereas the adjacent lot that they also own was more impacted.

4) The current buffer area consists of natural vegetation.

5) The Board found that the project would not adversely impact the standards under Article 3, General Regulations Sec. 3.13 Surface Water Protection (B) (1), (2) and (3).

6) The Board found that Article 5 Development Review Sec. 5.3 Conditional Use Review Standards items (1) through (5) were satisfied by the application.

Notice of Decision:

The Development Review Board, having reviewed the application for compliance with stream water protection and conditional use standards hereby approves the application granting stream setback relief of 50 feet instead of the normal 100 foot requirement. The applicant understands that the vegetated stream buffer is to be maintained. This approval is subject to the project being constructed as per the plans and specifications as submitted by the applicant.

Development Review Board

Peter Monte 10/21/13
Peter Monte date

Virginia Roth 10/18/13
Virginia Roth date

Lenord Robinson 10/18
Lenord Robinson date

Jeff Schoellkopf 10/16/13
Jeff Schoellkopf date

TOWN OF WARREN, VT
Received for Record 10/22 2013
at 1:20 o'clock P M and Received in
Vol 225 Page 111
TOWN CLERK