

**TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
CONDITIONAL USE REVIEW  
#2012-08-CU MOFFROID**

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The Warren Zoning Administrator has referred the application, of the Mary **Moffroid** Revocable Trust, Mary Moffroid, Trustee, for the building of a single family dwelling(SFD), 47' wide and 72' long, one story( 2330 ft<sup>2</sup>), with decks ( 1585 ft<sup>2</sup>), a related walkway and a wildlife/conservation ponds on slopes exceeding 15%. The property is described as 4.9 ± acre parcel located at 572 Loop Rd. in the Rural Residential District (RR) (Parcel Id# 038002-00).

A duly warned hearing was held on Monday May 21, 2012 and attended by DRB members Lenord Robinson, Peter Monte, Jeff Schoellkopf and Don Swain. Others in attendance were: Sandy Lawton, Mary Moffroid, Miron Malboeuf and Ruth Robbins.

**Findings of Fact and Conclusions of Law:**

- 1) Applicant submitted a complete application, conditional use worksheet, site plan, notice to abutters and proof of mailing.
- 2) Last year, the applicant received a permit for a house and garage, with the understanding that the garage would be built first. The proposed house at that time did not appear to impact steep slopes. The house plans have been modified and now require conditional use review as the development is partially on steep slopes.
- 3) The house plans will now be 2330 square feet with some surrounding decks. The increase in the house size includes the porte cochere which has pushed the house out further over the slope than originally presented.
- 4) The applicant presented an erosion control plan that includes control type fencing and soil stockpiles during construction.

**Notice of Decision:**

Having reviewed the application in relation to the standards under Article 3, Sec. 3.4 Erosion Control and Development on Steep Slopes and the standards under Article 5 Conditional Use where applicable, the Board approves the application subject to the following conditions:

1. The project is to be developed as per the plans and specs presented to the Board
2. All the disturbed areas on site are to be stabilized with seeding and/or vegetation by October 15<sup>th</sup> of the year(s) of construction. It is further stipulated that the type of seed utilized be appropriate for the time of planting: ordinary seed prior to Sept. 15<sup>th</sup> and winter rye for planting after Sept. 15<sup>th</sup>.
3. The erosion containment fencing is to be built in accordance with the standards as provided in the *Vermont Handbook for Erosion Prevention and Sediment Control* Sec. 3.4 (C) (2), and must be installed prior to site disturbance and maintained until after the slopes have been stabilized.
4. If topsoil stockpiles are utilized that they are not to be located on slopes of greater than 10% as stipulated under Sec 3.4 (D) (6) of the Warren Land Use and Development Regulations.
5. The applicant is also advised to submit a zoning application for the construction of this project within 30 days of the execution of this approval unless already submitted.

DEVELOPMENT REVIEW BOARD

<u>Lenord Robinson</u>	date	<u>Peter Monte</u>	date
<u>Don Swain</u>	date	<u>Jeff Schoellkopf</u>	date

*Handwritten signatures and dates: Lenord Robinson, Peter Monte 7/2/12, Don Swain, Jeff Schoellkopf 7/2/12*

TOWN OF WARREN, VT

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Robert Jones

TOWN CLERK