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**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW
#2013-71-CU TWO ROMANS LLC DBA HOSTEL TEVERE**

Applicant, **TWO ROMANS LLC** request permission to revise the Restaurant & Inn Configuration. Currently the hostel is allotted 24 beds and 74 restaurant seats. They wish to reduce the number of restaurant seats to allow for 6-8 more beds. The property is located at 203 Powderhound Rd in the Rural Residential District (parcel ID # 0100002-001).

A duly warned hearing was held on Monday November 18, 2013 and attended by DRB members: Peter Monte, Lenord Robinson and Tom Boyle. Also in attendance were: Giles Smith, Sarah Wright, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, breakdown of water capacity and allocations, notice to abutters and proof of mailing.
2. A letter dated November 18, 2013 was submitted by Delores A. Morgano, President on behalf of the PowderHound Condominium Association supporting the application.
3. The applicant's intention is to decrease their allowed restaurant seating to in turn be able to increase the number of beds they use for their hostel.
4. The Zoning Administrator reported that he had heard from some of the abutting PowderHound condo owners that they were not happy about the loud noise/music late at night coming from the inn.
5. The Board found 1) Hostel Tevere operated by the applicants is a member of the same association as the PowderHound condominiums and it is through the condo Association that any noise issues should be addressed; 2) present day use of the facility is the same as it was when originally established many years ago and the condo owners bought units; and 3) the proposed modification of reduced restaurant/bar seats may contribute to mitigating the noise issue.
6. The Board found the elected representative of the PowderHound Condominium Association has expressed that they have an agreement with the applicants that the music will end between 12 midnight and 12:30 am to which the applicants have confirmed is the case to the DRB.

7. The Board found that the proposed change will not adversely affect any of the relevant Conditional Use Standards under Article 5, Section 5.3 of the Warren Land Use and Development Regulations.

Notice of Decision:

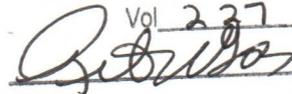
Having found that the applicant has satisfied the standards for Conditional Use under Article 5 Section 5.3 of the Warren Land Use and Development Regulations, the Development Review Board approves the applicant's request to reduce the number of restaurant/bar seats and increase the number of beds as submitted in the application.

Development Review Board

 2/3/14
Peter Monte date

 2-3-14
Tom Boyle date

 2/3/14
Lenord Robinson date

TOWN OF WARREN, VT
Received for Record 2/18 2014
at 12:30 o'clock P M and Received in
Vol 227 Page 302-303

TOWN CLERK