

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW
#2013-40-CU/ZP West Hill House /MacLaren Holdings LLC

The West Hill House has requested a revision to previous Development Review Board Findings of Fact and Conditions of permit numbers 2006-05-CU and 2010-10-CU. The applicants request the addition of a parking lot with 18 spaces. This project is located at 1496 West Hill Rd in the Rural Residential District (Parcel Id# (016003-500).

A duly warned hearing was held on Monday August 5, 2012 and attended by DRB members: Lenord Robinson, Peter Monte, Tom Boyle and Don Swain. Others in attendance were: Peter MacLaren, Craig Klofach, Miron Malboeuf and Ruth Robbins.

Findings of Fact & Conclusions of Law:

- 1) The applicant submitted a complete application, site plans with two options prepared by The Design Group, notice to abutters and proof of mailing.
- 2) A letter received 7/17/13 from abutter Mr. David Sellers stating a concern about the affects this project might have on his spring and pond.
- 3) A letter dated 7/19/13 from P.E. Peter Lazorchak in response to Mr. Seller's concerns.
- 4) The applicant has found valet parking to have some challenges and with experiencing an increase in smaller events feels that the addition of this parking lot for 18 cars will be a benefit.
- 5) The applicant has proposed a graveled parking lot for 18 cars with a one-way in and one-way out for ease of traffic flow and he has obtained approval from the Select Board for a road cut.
- 6) The Board found that Mr. Lazorchak's letter addressing Mr. Seller's concerns satisfied the situation especially since they had heard nothing more from Mr. Sellers.
- 7) The Board found that the proposed parking lot will be an improvement and allows for the through passage of vehicles and avoids the helter skelter movement of vehicles that is associated with valet parking. The Board also finds that the creation of the parking lot will not alter the pedestrian traffic associated with the inn thus satisfying the requirements under Sec. 3.10 of the WLUDR.
- 8) The applicant told the Board that there would be four trees located at the back of the new lot away from the road that would be taken down and that the existing vegetation would be maintained. He had no plans for any new landscaping associated with this project.
- 9) Erosion shouldn't be an issue as the parking lot would be a gravel surface constructed with a 5% grade and there was no real change in drainage.
- 10) The Board found that the requirements under Sec. 5.3 Conditional Use Standards (A) items (1) through (5) have been satisfied by the applicant.

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Notice of Decision:

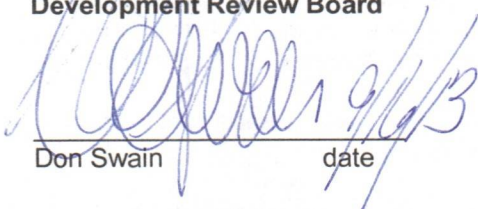
The Development Review Board gives Conditional Use Approval for the creation of an eighteen lot gravel parking lot based on the previously noted findings and subject to the following conditions:

1. Project to be constructed as per the plans and specifications as submitted under Site Plan Option 2.
2. The existing vegetation including trees that are located along the road between the entrance and exit are to be maintained and that any diseased or dying trees that are removed must be replaced with a similar species of at least four inches in diameter at breast height.
3. The applicant is required to follow the State of Vermont recommended practices for low risk erosion control during the excavation for the creation of the parking lot.
4. The applicant is not to install more than two downcast light fixtures located at the north and south ends of the parking lot and to be no higher than 8 to 10 feet. Either a motion detection device or timer is encouraged to be used for these lights.
5. The applicant is required to place an "IN" sign at the north entrance to the new lot and an "OUT" sign at the south exit of the new lot.
6. The applicant has the responsibility to make sure that no guests of the inn park on West Hill Road.

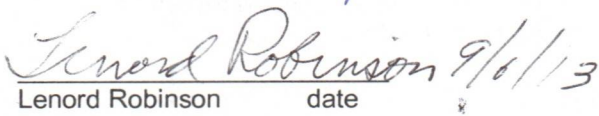
In addition, the DRB makes the following changes in the Conditional Use permit 32006-05-CU:

- a. Under Notice of Decision item 6 be changed to read: "For each of the previously defined six events for which there are 65 or more attendees the applicant must provide valet parking for the guests' vehicles. Transfer to the valet will occur at the existing parking area located on the West side of the road."
- b. Condition #4 of the 2007 Conditional Use permit is amended by eliminating item #1 and thus renumbering condition 4.

Development Review Board


Don Swain date


Peter Monte date


Lenord Robinson date

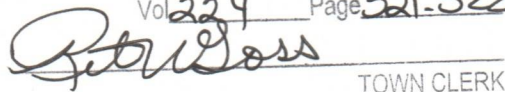
Tom Boyle date

TOWN OF WARREN, VT

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at 11:30 o'clock A M and Received in

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TOWN CLERK