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**Town of Warren  
Development Review Board  
Findings of Fact and Notice of Decision  
Conditional Use Review – Steep Slopes  
Subdivision Review for amended Building Envelope  
#2022-07-SD-CU Opsahl**

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Application # 2022-07-SD-CU submitted by Bradley & Blake Opsahl are requesting a revised building envelope, and a review of steep slopes and the standards of the Forest Reserve District. The property is located on Cider Hill Road, Lot #3. 7.0 +/- acres, parcel id# 012003-003 in the Forest Reserve District.

A duly warned hearing was held on Monday July 18, 2022 and attended by DRB members Megan Moffroid, Peter Monte (Chair), Chris Noone, Virginia Roth and Jeff Schoellkopf. Others in attendance were: Ruth Robbins (ZA), Elizabeth Cook, Brian Kitchens, Gunnar McCain, Bradley Opsahl, David Sellers, Ellen Strauss, Carol Chamberlin (Recording Secretary).

A site visit was conducted earlier in the day and attended by DRB members Mr. Monte, Mr. Schoellkopf and Ms. Moffroid. Others also in attendance for the site visit were Ms. Robbins, Ms. Strauss, and Mr. McCain.

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

- 1) The applicant submitted a complete application, site plans engineered by McCain Consulting, Inc., proposed house plans by Sanford/Strauss Architects, notice to abutters and proof of mailing.
- 2) Mr. McCain told the Board that the currently approved envelope contains some very steep slopes, and likely would not be approved for a house site under the current regulations. He indicated that the proposed envelope is much smaller than the original, and contains no very steep slopes.
- 3) Erosion Prevention & Sediment Control Plans [EPSC] are included in the application and a stormwater retention pond is part of the plan.
- 4) There was a consensus amongst the DRB members that the proposal is an improvement over the original site and likely the least intrusive possible.
- 5) The Board found that the intermittent stream that runs north-south through the southerly corner of the parcel shows no indication that it needs to be considered for buffering.
- 6) The Board found the proposed building envelope meets the dimensional standards of the Forest Reserve District.
- 7) The Board found that the limits on cutting which are depicted on the plans presented are sufficient to satisfy the requirements outlined in Table 2.1 of Section 2.1 F (1).
- 8) The Board found that the plans included in the application materials satisfy the standards of Section 2.1 F (2-5.)
- 9) The Board found that the lack of visibility of the proposed structures from off-site warrants not imposing the usual Forest Reserve District conditions on screening/non-reflective glass for windows.
- 10) The Board found that the proposed revision to the building envelope size and location will result in a lesser intrusion on very steep slopes than the original plan, that the crossing of primary conservation area steep slopes is necessary to build on an available location on the property and that the erosion and sediment control plans submitted in the application materials are adequate to address this construction.
- 11) The Board found that the general standards of Section 5.3 A have been satisfied through the application materials provided or are not applicable.

Town of Warren  
Development Review Board  
Findings of Fact and Notice of Decision  
Conditional Use Review – Steep Slopes  
#2022-03-CU-Alfano 2022-07-SD-CU

**Notice of Decision:**

The Development Review Board having reviewed the request for Conditional Use for development on steep slopes and a revised building envelope, and having made the above findings hereby approves the application subject to the following conditions:

- The proposed development must be constructed in accordance with the plans submitted and approved by the DRB.
- That the applicant obtain any VT State permits required prior to any development.

*NOTE: This Conditional Use approval is NOT a permit, but rather additional approval for the Administrative Officer to issue a Zoning Permit. The applicant is advised to submit a Zoning Application for the construction of this project within 60 days of the execution of this approval unless already submitted.*

**Development Review Board**

  
Peter Monte, Chair      Date 8/1/22

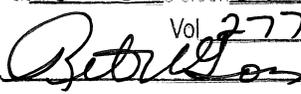
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Jeff Schoellkopf      Date

  
Megan Moffroid      Date 8/8/22

  
Chris Noone      Date 8/10/22

  
Virginia Roth      Date 8/1/22

TOWN OF WARREN, VT

Received for Record 8/12 2022  
at 8:30 o'clock A M and Received in  
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TOWN CLERK  
VT Property Transfer Tax Return # \_\_\_\_\_