

Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review – Setback Waiver
#2022-17-CU Singh

Application #2022-17-CU submitted by Ranjit [Buddy] Singh requested a Conditional Use approval for a Setback Waiver due to the result of a survey boundary line correction. The property is located on Grand Hollow Road, approx. 1.05 acres and parcel ID # 005000-803 on the Warren grand list.

A duly warned hearing was held on Monday November 21 and attended by DRB members Chris Behn, Bob Kaufman, Megan Moffroid, Peter Monte (Chair) and Chris Noone. Others in attendance were Ruth Robbins (ZA), Carol Chamberlin (Recording Secretary), Steve Brownlee, Harley Freedman, David Frothingham, Brian Lee, Robert Leeson, Peter MacLaren, Morgan Mohrman, MRVTV, Kim Olds, David Pabich, Robert Perry, Foster Post, Rob Schonder (Sugarbush Resort), Ranjit Singh, Madelyn Weinstein, Mark Weinstein, Margo Wade (Sugarbush Resort), Lisa Welch and David Welch.

Findings of Fact and Conclusions of Law:

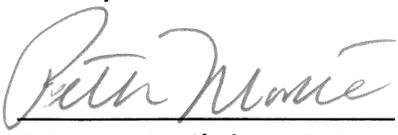
1. The applicant submitted a complete application, worksheet and summary along with a site plan showing the surveyed boundary, notice to abutters and proof of mailing.
2. Field verification of property lines resulted in a 10-foot difference in the location of a side boundary on the property. Due to septic system constraints and the well location the dwelling may not be moved to a complaint location.

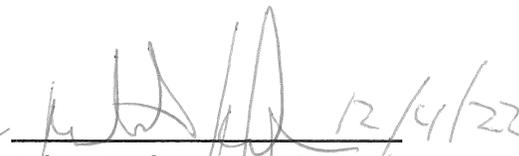
Notice of Decision:

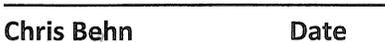
The Development Review Board grants the requested reduction to the easterly side setback, establishing the setback at 17.5 feet, which is a 30% reduction to the required distance; this is in order to create a reasonable space for development of the property given the limitations created by water and wastewater infrastructure as well as the delayed nature of determining the actual property line. This is subject to:

1. The project is to be constructed as per the plans and specifications submitted to and reviewed and approved by the DRB.
2. The applicant is also advised to submit an Application for a Zoning Permit for the construction of this project within 30 days of the execution of this approval unless already submitted.

Development Review Board


Peter Monte, Chair Date 12/4/2022


Robert Kaufman Date 12/4/22


Chris Behn Date


Megan Moffroid Date 12/4/22


Chris Noone Date 12/4/22

TOWN OF WARREN, VT
Received for Record 12/16 2022
at 11 o'clock A.M. and Received by
Vol 278 Page 467

TOWN CLERK
VT Property Transfer Tax Return #

