00498

Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
#2022-01 Bridges Resort

Application #2022-01-CU submitted by **The Bridges Resort & Racquet Club, Inc.**, requests Conditional Use approval for improvements to the existing public drinking water system. This will consist of a new well control building, new treatment building and new water and electric lines to service the new equipment. The well field is located at the confluence of two streams, Rice Brook and Clay Brook. Due to the limited space available in this area, compliance with the 50-foot stream setback cannot be achieved unless significant earth disturbance is made on a very steep slope [36%] to the west. A Setback Waiver is requested to allow the new well control building to be located approximately 46 feet from Clay Brook. The building will be compliant with the 50-foot setback from Rice Brook. The property is located at 220 Bridges Circle in the Vacation Residential District and listed as parcel ID # 305000-000 in the Warren Grand List.

A duly warned hearing was held on Monday January 17, 2022 and attended by DRB members Chris Noone, Virginia Roth and Jeff Schoellkopf (Chair). Others in attendance were Ruth Robbins (ZA), Shane Mullen (Weston and Sampson), and Carol Chamberlin (Recording Secretary.

Findings of Fact and Conclusions of Law

1) The applicant submitted a complete application, project narrative, site plans, structure plans, notice to abutters and proof of mailing.

2) The applicant stated that the existing well control building is located approximately fifteen feet from Clay Brook, and that an attempt had been made to place the new building where all environmental parameters would be met. It was determined to not be possible, as moving the building so that it would be located fifty feet from the brook would necessitate its placement where steep slopes would need to be disturbed and subsequently restabilized.

3) The existing gravel road goes to the proposed site, and the only additional impervious surface to be created is a small parking area at the new building.

4) The project is not located in a Fluvial Erosion or Flood Hazard Zone. Because it is in a River Corridor, the applicant contacted Ned Swanberg, State Floodplain Manager, as well as Shannon Morrison, VTDEC Wetland Ecologist, to verify that there are no impacts for which a state permit is necessary. He also noted that the project does require Act 250 approval, which is in process.

5) The Board found that the project satisfies Section 3.13(A) of the Regulations, as the project is solely for utility purposes, and the new configuration will lessen the impact on the stream by improving the buffer strip.

6) The Board found that as proposed, the project will not affect the ability of the stream to function, satisfying Section 3.13 (B) of the Regulations.

7) The Board found that that the General Standards outlined in Section 5.3 (A) 1 – 5 have all been met by or are not applicable to the application. Additionally, they agreed that a review of specific Conditional Use standards [Sec. 5.3 (B)] was not necessary for this application.

Notice of Decision

The Development Review Board having found that the standards of the Land Use and Development Regulations have been met hereby approve the Conditional Use requested subject to the following:

1. The project shall be constructed as per the plans submitted and approved by the DRB.
2. The applicant is required to revegetate the area where the existing well house is removed, and is not allowed to create any impacts to the stream buffer beyond the edge of the existing road.

Development Review Board

Chris Noone 2/18/22
Chris Noone Date

Virginia Roth 2/2/22
Virginia Roth Date

Jeff Schoellkopf 2/10/22
Jeff Schoellkopf Date

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