

**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review – Steep Slopes
#2022-06-CU Grado**

Application #2022-06-CU submitted by Kristina Grado, requested Conditional Use approval for disturbance to steep slopes between 15% - 25% slopes for the development of a single family residence and associated infrastructure. The building envelope has been located to avoid any slopes of 25% or greater. There is a 1996 Road Access permit which calls for an upgrading of the existing Class 4 road.

A duly warned hearing was held on Monday May 16, 2022 and attended by DRB members Bob Kaufman, Peter Monte (Chair), Chris Noone, Virginia Roth. Others in attendance were Ruth Robbins (ZA), David Frothingham, Gunner McCain, Jack and Jean Sharry, Ellen Strauss, and Carol Chamberlin (Recording Secretary). A site visit was held earlier in the day, attended by Mr. Monte, Mr. Kaufman, Ms. Robbins, and Mr. McCain.

Findings of Fact and Conclusions of Law:

- 1) The applicant submitted a complete application including a site plan with slope analysis and an erosion control plan prepared by McCain Consulting, Inc. dated 03/28/2022, notice to abutters and proof of mailing.
- 2) Mr. McCain told the Board that the section of Class 4 road which approaches the property would be improved (yet remain Class 4) and that the permit for that work is in place. He indicated that the length of that road is 625 feet, and that driveway will extend another 400 feet.
- 3) The Board found that the small area of proposed development on very steep slopes is necessary to enable development on a more level section of the parcel.
- 4) The Board found that the erosion and sediment control measures presented were adequate and appropriate for this project.
- 5) The Board found that the General Standards of Conditional Use Section 5.3 A 1-5 are satisfied by the application materials.

Notice of Decision:

The Development Review Board having reviewed the request for Conditional Use for development on steep slopes 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.
- The applicant is required to make additional improvements of the Class 4 road access by extending the road to 50 feet north of the driveway intersection in order to provide adequate road configuration for emergency vehicle access. The Zoning Administrator will notify the Select Board of this condition.
- The applicant is also advised to submit a Zoning Application for the construction of this project within 30 days of the execution of this approval unless already submitted.

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Town of Warren

Development Review Board

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Development Review Board

Peter Monte 6/20/22
Peter Monte, Chair Date

Bob Kaufmann 6/21/22
Bob Kaufmann Date

Virginia Roth Date

Chris Noone 6/20/22
Chris Noone Date

TOWN OF WARREN, VT
Received for Record 6/21 2022
at 10 o'clock A M and Received in
Vol. 276 Page 481-482
Rita Gos
TOWN CLERK
VT Property Transfer Tax Return # _____