

**Town of Warren**  
Development Review Board  
Findings of Fact and Notice of Decision  
Appeal of Decision 2022-13-CU Alta Assets LLC by Vogel & Platt

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**Appeal of Decision #2022-13-CU issued to Alta Assets LLC for the construction of a single family dwelling and detached garage at 299 Applewood Road consisting of approximately 3.1 +/- acres in the Rural Residential District and the Meadowland Overlay District, identified as parcel id# 009007-4.1 in the Warren Grand List. This hearing will also review the revised Landscaping Plan dated 05.01.2023 which required correction.**

A duly warned hearing was held on Monday June 5, 2023 and the DRB members in attendance were Peter Monte (Chair), Jeff Schoellkopf, Chris Behn and Chris Noone. Others in attendance were Ruth Robbins (ZA), Carol Chamberlin (Recording Secretary), BLA, Timothy Johnson, George McCain, Stephen Platt, Alli Rogers, Cameron Stone, Christopher Stone, Josh Vogel, Stacey Weston and Amy Hunter.

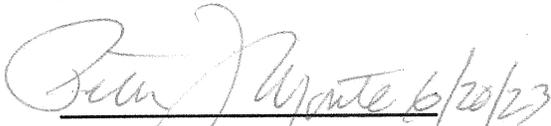
Findings of Fact and Conclusions of Law:

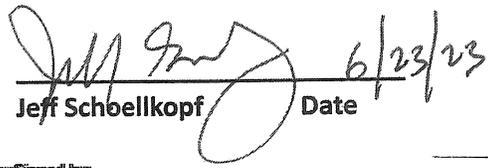
- The appellants explained that no official decision has been made by the State regarding a Wetlands Determination for the Alta Assets parcel; due to their potentially being no Class II Wetland found on the site, he requested that any further decision regarding the matter be postponed.
- The DRB's decision of 2022-13-CU has been recorded in the town records. The time within which the parties may request consideration has passed. Board moved, seconded and unanimously passed to dismiss the appeal because the DRB does not have the authority to hear it.
- It was noted by Ms. Rogers that decision 2022-13-CU did not include information regarding the appeal process, as is required by the Regulations in Section 9.5 (C). This was acknowledged by the Board members.
- The Landscape plan that needed correction and reapproval was unanimously approved by the DRB. The appeal of the zoning permit [2023-06-ZP] that requested this correction is now satisfied and a new zoning permit will be issued after 30 days from the signing of this decision.

Notice of Decision:

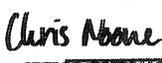
The Development Review Board 1) approved the corrected Landscape Plan dated 5/3/2023 and 2) dismissed the Appeal of #2022-13-CU as any appeal of a DRB decision goes to the Vermont Environmental Court.

Development Review Board

  
Peter Monte, Chair      Date      6/20/23

  
Jeff Schoellkopf      Date      6/23/23

\_\_\_\_\_  
Chris Behn      Date

DocuSigned by:  
  
Chris Noone      6/26/2023      Date

TOWN OF WARREN VERMONT  
Documents received for record on  
6/30/2023 at 8:30 AM  
M. Recorded in Volume 280  
Page 303 of the Warren Land Records.  
Attest:  Ruth Robbins  
VPTTR # \_\_\_\_\_  
Town Cl

**Approval shall become effective when this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. The applicant or any other interested person who has participated in a regulatory proceeding of the Development Review Board may appeal a decision rendered by the Board within 30 days of such decision to the Vermont Environmental Court, in accordance with the Act [§4471].**

