

**Town of Warren  
Development Review Board  
Findings of Fact and Notice of Decision  
Conditional Use Review  
2016-41-CU Deao**

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The applicants, Christopher & Julie Deao, request Conditional Use approval for development of a 1.79 acre parcel formerly known as Alpine H-7 Lot 1&2. They propose to construct a SFD. The development of the access road [driveway] involves slopes exceeding 15% (Steep Slopes). The property is located off of Journey's End Lane in the Rural Residential Districts, Warren Parcel Id # 480701-000.

A duly warned hearing was held on Monday July 18, 2016 and attended by DRB members Chris Behn, Don Swain and Tom Boyle. Others in attendance were: Devin and Taylor Corrigan, Bill Haynsworth, Anne Hyde, Damon Reed, Julie Deao, Kinny Perot, Gunner McCain, Melanie Simon, Mark Flinn, Diane Simon, Malcolm Simon, Shelia Ware, Barry Simpson, Clayton Paul Cormier, George Gardner, David Olenick, Miron Malboeuf and Ruth Robbins.

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

1. The applicant submitted a complete application, project narrative, site plan by McCain Consulting, notice to abutters and proof of mailing.
2. The applicant stated that of all the possible entrances to the lot and building envelope, the one proposed creates the least amount of disturbance to slopes in excess of 15 and 25% grade. The steepness appears to be a manmade result from either the creation of Journeys End Lane or for the former purposes of logging the lot.
3. The DRB found that the application falls under the standards of Sec. 3.4 (B) (2) (a).
4. The Board found that Sec. 3.4 (C) items (1) and (2) are satisfied by the application with the inclusion of an erosion control plan.
5. The Board found that the application has satisfied the standards of Sec. 3.4 (D) items (1) through (11).
6. The Board found that the application has satisfied the standards under Sec. 5.3 (A) items (1) through (5) Conditional Use Review.
7. The Board found that the application has satisfied the standards under Sec. 5.3 (B) items (1) through (6), and (9) through (11).
8. The Board found that the application has satisfied the standards under Sec. 5.3 (B) items (7) and (8) with the previous finding of the satisfaction of Sec. 3.4 (C) items (1) and (2) by the applicant.

**Notice of Decision:**

The DRB having found that the applicant has satisfied the standards under Sec. 3.4 Erosion Control and Development on Steep Slopes as well as the standards for Conditional Use approval under Sec. 5.3, hereby approve the applicants request for the development of a driveway/road access over steep slopes as per the plans and specifications submitted.

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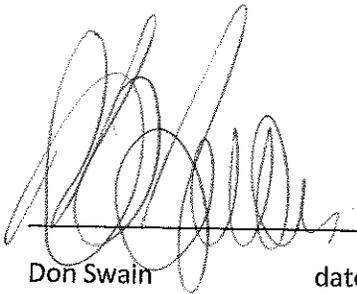
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Development Review Board

 Aug 01, 2016

Chris Behn

date

 8/1/16

Don Swain

date

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Tom Boyle

date

TOWN OF WARREN, VT

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at 3:50 o'clock P M and Received in

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TOWN CLERK

VT Property Transfer Tax Return #