

**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Condition Use Review
#2020-09-CU Frisk**

427

Application #2020-09-CU submitted by Patrik & Carin Frisk requests approval for the construction of an Accessory Structure to be used as home office space that requires review by the DRB as it is located in the Forest Reserve District. The property is located at 412 Burnt Mountain Road and is PIO# 001011-741 in the Warren Grand list.

A duly warned hearing was held on Monday November 2, 2020 and attended by DRB members Chris Behn, Devin Klein Corrigan, Peter Monte (Chair), Virginia Roth, and Jeff Schoellkopf. Others in attendance were Ruth Robbins (ZA), Kurt Bergstrom, Griffin Booher, Helen Bridgewater, Morgan Cate, Sean Flynn, Elizabeth Herrmann, Todd Hill, Matthew LaFiandra, Mark O'Connell, Jon Rickard, Pam Rickard, Mike Timbers, Ann Thomae, and Carol Chamberlin (Recording Secretary).

A site visit was conducted on Monday afternoon on November 2nd and was attended by Peter Monte, Jeff Schoellkopf, Devin Corrigan, Kurt Bergstrom and Ruth Robbins.

Findings of Fact and Conclusions of Law:

- 1) The applicant submitted a complete application, site plan, notice to abutters and proof of mailing.
- 2) There is no extensive grounds work or clearing planned. It was determined that the maximum lot coverage allowance of 2% was not going to be exceeded by the structure and that the wastewater protection zone was not relevant.
- 3) It was noted that the site was created before the requirement for depiction of building envelopes was in place, so no envelope is shown on any previous materials related to permitting of structures on the property.
- 4) The Board found the general standards of Article 5, Section 3 (A) have been satisfied.

Notice of Decision:

The Development Review Board having reviewed the request for Conditional Use for an accessory structure in the Forest Reserve District and made the above findings approves the application subject to the following conditions:

1. The applicant is required to obtain any wastewater permit amendment necessary due to the addition of the ½ bath.
2. The applicant must file within 30 days of the hearing a supplemental site plan which depicts the dimensions of the area to be cleared for the proposed structure as well as all existing cleared area of the site, the plan shall also show the existing tree line. This plan is required to be dimensionally accurate.
3. The structure is not be used as a dwelling, and any future change in use must come back for further DRB Conditional Use review.
4. Any future cutting of trees is forbidden within 100 feet of the northerly and westerly sides of the site that is currently cleared, except in the case of dead/diseased trees. The current tree line

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must be depicted on a site plan to be filed with and approved by the Zoning Administrator within 30 days of this Conditional Use hearing.

5. The exterior of the office space accessory structure is to be finished with a non-reflective black roof and natural wood siding; south and west facing windows must be non-reflective glass or covered with year-round screening.
6. The project is to be developed as per the above conditions and in accordance with the plans as submitted to the DRB.

Development Review Board

Peter Monte 11/25/20

 Peter Monte Date

Chris Behn 11/25/20

 Chris Behn Date

Devin Klein Corrigan 11/25/20

 Devin Klein Corrigan Date

 Virginia Roth Date

 Jeff Schoellkopf Date

TOWN OF WARREN, VT
 Received for Record 11/30 2020
 at 9:30 o'clock A M and Received in
 Vol. 266 Page 427-428
R. G. Lass
 TOWN CLERK
 VT Property Transfer Tax Return # _____