

**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review – Steep Slopes
#2021-06-CU Lowe**

Application #2021-06-CU submitted by Bryan J. Lowe requests Conditional Use review for earth disturbance to "steep slopes" greater than 15% and 25%, respectively for the construction a single-family residence and associated infrastructure. The property is located between Journey's End and High View Road, Lot 9, 1 acre, parcel id# 480-809.

A duly warned hearing was held on Monday April 5, 2021 and attended by DRB members Devin Klein Corrigan, Peter Monte (Chair) and Virginia Roth. Others in attendance were Ruth Robbins (ZA), Charles E Goodman IV, Todd Hill, Sarah Lindenfeld, Bryan Lowe, Laura Lowe, George McCain, Megan Moffroid, Jacob Murphy, and Carol Chamberlin (Recording Secretary).

Findings of Fact and Conclusions of Law:

- 1) The applicant submitted a complete application, site plan with erosion control plan by Todd Hill, Environmental Consulting & Design dated 3/1/2021, abutter notification and proof of mailing.
- 2) Mr. Hill stated that the proposed building envelope is compact and located as close to High View Road as possible. A drainage swale exists between the road and the house site, and a ditch on the upside slope of the road prevents water from funneling toward the property. The septic pipe running from the house to the lower area where the leach field is located will only need to go down about twelve inches as there is ledge at that depth.
- 3) As shown on the site plan the Board found that there will be no development on slopes of 25% or greater except for a septic/power line trench, which is necessary to accommodate development on a more level portion of the property.
- 4) The Board found that the erosion and sediment control plans included in the application are adequate to satisfy Section 3.4(D) of the Regulations.
- 5) The Board found that the Conditional Use standards Section 5.3(A) of the Regulations are satisfied by the plans presented in the application.

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 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.

