

**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review – Forest Reserve
#2021-07-CU Murphy**

Application #2021-07-CU submitted by Jacob and Paige Murphy requests Conditional Use approval for the construction of a 4-bedroom single family dwelling and garage/accessory dwelling in the Forest Reserve District [FR]. The property is located on Cider Mountain Road, Lots 1 & 2 formerly owned by Jane Austin, parcel id# 012002-600.

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). A site visit was held on the property earlier in the day, attended by Mr. Monte, Ms. Robbins, Mr. McCain, and Mr. Goodman.

Findings of Fact and Conclusions of Law:

- 1) The applicant submitted a complete application, house plans, site plan that shows proposed no-cut/limited cut zones, notice to abutters and proof of mailing.
 - 2) In regard to “steep slopes” it was noted that the existing driveway was previously approved by the DRB. Mr. McCain explained that the only additional steep slope disturbance will be minor due to the trenching for a septic line from the house to the leach field. More specifically, the septic line trench will run mostly through 15-24% slopes, with some slight incursion into 25%.
 - 3) There are small streams on the property but none of them are located in the development area.
 - 4) The buildings will all be finished in dark colors, with matte black roofing and black screening/non-reflective glass on the western and southern facing windows. The house is at a high elevation; there is a ravine below the house site and then a rise which will serve to help screen the property from off-site visibility.
 - 5) The Board found that the requirements of Table 2.1, Forest Reserve District, Items 1, 2, and 3 are satisfied by the plans submitted with the application.
 - 6) Board members confirmed they found the erosion control measures proposed in the application materials to meet the standards required.
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- 7) The Board found that the Conditional Use standards Section 5.3(A) of the Regulations are satisfied by the plans for the house and garage/accessory dwelling presented in the application.

Notice of Decision:

The Development Review Board approves the application for the building of a single-family home and with a detached garage with apartment in the Forest Reserve district subject to the following conditions:

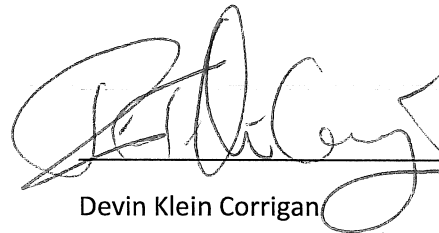
1. That the project be developed as per the plans and specifications submitted to and approved by the DRB.

2. That color choices and window screening will be carried out in accordance with the specifications outlined in the March 11, 2021 letter from Mr. McCain addressed to Ms. Robbins [ZA].
3. That when clearing trees from any of the tree cut Zones indicated on the site plan [Sheet C-5, dated 3/10/2021 and prepared by McCain Consulting], no stump removal is allowed where the finished grade exceeds 25% except as necessary to install a septic system.

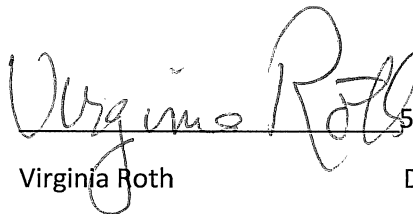
Development Review Board



Peter Monte 5/3/21
Date



Devin Klein Corrigan 5/3/21
Date



Virginia Roth 5/3/21
Date