

Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Renewal of expired Condition Use permit 2014-20-CU
2018-01-CU New Milford Management Corp

VT Property Transfer Tax Return #

Applicant **New Milford Management Corp.** requests the renewal of Conditional Use approval 2014-20-CU which allowed a change in the commercial use of the property. The property is located at 247 Main Street in the Warren Village Commercial District [WVC], .25 acres, and parcel id # 001000-200.

A duly warned hearing was held on Monday January 29, 2018 and attended by DRB members Chris Behn, Peter Monte, Virginia Roth and Jeff Schoellkopf. Others in attendance were David Roy, Whitney Phillips and Ruth Robbins. The hearing was continued to February 5, 2018 and attended by DRB members Jeff Schoellkopf, Chris Behn and Virginia Roth. Others in attendance were Whitney Phillips and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, notice to abutters and proof of mailing.
2. The applicant told the Board the construction/renovation of the project has taken longer than anticipated and a renewal of the Conditional Use permit for the change in use was overlooked unintentionally.
3. The applicant stated that the intended use as a coffee shop is still the same and that the renovations are the same but that the installation of a masonry chimney has eliminated one of the parking spaces.
4. The electrical hook up comes into the structure from the pole next to the new chimney.

Notice of Decision:

The Board found that though there has been a delay in the completion of the project, nothing has occurred during the delay to alter the original approval or adversely affect the findings and conclusions of that approval. The Board therefore approves the renewal of the permit subject to the following conditions:

- 1) In the original parking plan space #3 is to be for employees only and signed accordingly;
- 2) Space #4 will be located no less and no more than 36" away from the electrical connection to the structure.

Development Review Board

Chris Behn 03-05-18
Chris Behn date

Virginia Roth 3/5/18
Virginia Roth date

Peter Monte 3/5/18
Peter Monte date

Jeff Schoellkopf 3/5/18
Jeff Schoellkopf date

