

**The Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
#2020-12-CU O'Connell/Sullivan**

Application 2020-12-CU submitted by Todd Hill representing Mark O'Connell and land owner Michael T. Sullivan for the purpose of gaining approval for a modified driveway so that it conforms to current standards [steep slopes] and the establishment of a building envelope with requested set-back relief due to topography. The property is located at 1563 Roxbury Mtn. Road, consisting of approx. 28.4 acres, PID# 001012 in the Forest Reserve District.

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, Ruth Robbins and Helen Bridgewater.

Findings of Act and Conclusions of Law:

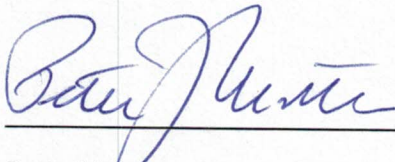
- 1) The applicant submitted a complete application, site plan with erosion control plan designed by Todd Hill, P.E., notice to abutters and proof of mailing.
- 2) The building site had previously been reviewed by the DRB in 2001, but as a specific house site rather than a building envelope as depicted in this application
- 3) The existing driveway was approved in 1999, and then in 2000-01 was reviewed and approved under Conditional Use under the Regulations in force at that time.
- 4) The Warren Volunteer Fire Department did a test drive with one of their fire trucks and submitted a letter, dated 10/23/2020, requesting a minimum passable width of 14 feet year-round. An additional pull-out has also been added to the site plan due to the length of the driveway. The DRB accepted the fire Department's recommendations into the plan.
- 5) Setback relief that is requested allows for building on a more level surface, avoid intrusion upon steep slopes, provide protection of the neighboring property's privacy and better south/southwest exposure for possible alternative energy usage for the primary dwelling.
- 6) The Board found that the Conditional Use standards of Article 5 have been satisfied by the application.
- 7) The Board approved of the driveway alterations and improvements as depicted on the drawings presented to the Board and dated 10.27.20.

Notice of Decision:

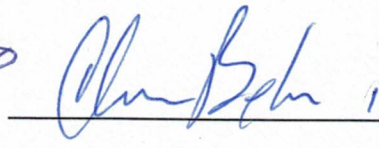
The Board approves the application for a designated building envelope, the setback relief request and the driveway with improvements as submitted to the DRB and in accordance with the plans as submitted by Todd Hill [site plan dated 10/27/2020].

Additionally, the requests of the Warren Fire Department as stated in their letter of 10/23/2020 are to be incorporated into the project. Once the applicant has their house plans finalized, they will be required to come back to the DRB for additional review as required under Table 2.1 Forest Reserve District.

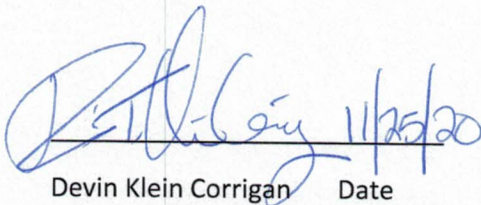
Development Review Board

 11/25/20

Peter Monte Date

 11/25/20

Chris Behn Date

 11/25/20

Devin Klein Corrigan Date

Virginia Roth Date

Jeff Schoellkopf Date