

Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
#2016-47-CU Saltzman/Kerr

The applicant, Travis Kerr of Splinters LLC, requests Conditional Use for the re-establishment of a Mixed Use for a Retail space on the first Level (snowboard shop) and an apartment on the second floor. The property is owned by the Richard Saltzman Trust and is at 18 Sugarbush Access Rd, in the Access Road Commercial District (ARC), Warren Parcel Id # 005000-100.

A duly warned hearing was held on Monday August 29, 2016 and was attended by DRB members Peter Monte, Jeff Schoellkopf, Don Swain and Virginia Roth. Others in attendance were: Lindsey Durvin, Alexander Arkin, Sean Duffy, Peter Lazorchak, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, site plan with a parking plan, project narrative, letter to abutters and proof of mailing.
2. The Board found that the proposed use meets the criteria of Sec. 4.11 for Mixed Use.
3. The Board found that the application has satisfied the standards under Sec. 5.3 (A) items (1) through (5) of Conditional Use.

Notice of Decision:

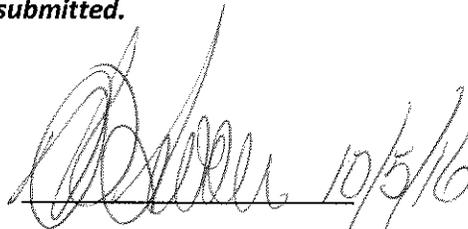
The Board approves the application requesting the reinstated use of the property as Mixed Use subject to the following condition:

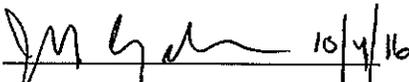
- 1) The applicant is required to discontinue use of the eastern most access to the property from the Access Road and utilize only the shared driveway that leads to the western access to the property.

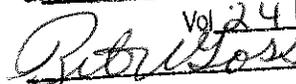
The applicant is also advised to submit a Zoning Application for the construction of this project within 30 days of the execution of this approval unless already submitted.

Development Review Board

Peter Monte date


Don Swain date


Jeff Schoellkopf date

TOWN OF WARREN, VT
Received for Record 10/5 2016
at 2:26 o'clock PM and Received in
Vol 241 Page 379

TOWN CLERK
VT Property Transfer Tax Return # _____