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**Town of Warren  
Development Review Board  
Findings of Fact and Notice of Decision  
Conditional Use Review  
#2023-03-CU (R) Tower House LLC/Stone**

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**Tower House LLC [C. Stone], has submitted an application #2023-03-CU (R) for a Conditional Use approval for the development of a single family home which will impact naturally occurring steep slopes involving some 25+% slopes and a building envelope with partial steep slopes of 15+%. The project is located at 2703 German Flats Road, parcel ID # 006004 consisting of 1.0+/- acres and located in the Residential District.**

A duly warned hearing was held on Monday June 5, 2023 and the DRB members in attendance were Peter Monte (Chair), Jeff Schoellkopf, Chris Behn and Chris Noone. Others in attendance were Ruth Robbins (ZA), Carol Chamberlin (Recording Secretary), BLA, Timothy Johnson, George McCain, Stephen Platt, Alli Rogers, Cameron Stone, Christopher Stone, Josh Vogel, Stacey Weston

*This Application was previously approved after review under the **Draft Land Use and Development Regulations (the Regulations)** that were rejected by the Selectboard on April 12, 2023. It is now being reviewed under the **former Land Use and Development Regulations as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012.***

**Findings of Fact and Conclusions of Law**

- 1) The applicant submitted a complete application, project narrative, Stormwater project information for small projects, EPSC plan and site plans by McCain Consulting, structure plans, notice to abutters and proof of mailing.
- 2) A road cut has been approved by the Select Board and the sight line distance to the south from the driveway location was measured at 220 feet.
- 3) The Board found that the building envelope has been revised to exclude areas between 20% and 25% slope and to include additional areas of 15% slope or less. Other improvements, driveway and septic system, have all been sited and designed to avoid and minimize impacts on steep slopes to the extent possible.
- 4) Mr. McCain stated that the plans include 17,800 square feet of total site disturbance, and that the project is designed to stay within the setback limitations through earthwork with no blasting anticipated.
- 5) The Board that the standards outlined in Section 5.3 A 1-5 are either satisfied by the materials presented or not applicable.

**Notice of Decision**

The Development Review Board approves Application 2023-03-CU [R] under the Regulations currently in effect, with the conditions agreed upon at the hearing as well as all the usual conditions cited below.

1. The project must be completed in accordance with the plans and specifications submitted to and approved by the Development Review Board.

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- 2. This approval is conditioned on limited blasting to the house footprint when sited, and connections to associated infrastructure. Notification of any blasting determined to be necessary must be provided to the Zoning Administrator at least five days in advance of such work, and the work must be completed by an insured, licensed professional(s).

Development Review Board

Peter Monte 6/20/23  
Peter Monte, Chair      Date

Jeff Schoellkopf 6/23/23  
Jeff Schoellkopf      Date

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Chris Behn      Date

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Chris Noone  
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Chris Noone      6/26/2023      Date

**Approval shall become effective when this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. The applicant or any other interested person who has participated in a regulatory proceeding of the Development Review Board may appeal a decision rendered by the Board within 30 days of such decision to the Vermont Environmental Court, in accordance with the Act [§4471].**

TOWN OF WARREN VERMONT  
Documents received for record on  
6/30 2023 at 8:30 AM  
M. Recorded in Volume 280  
Page 36-36 of the Warren Land Records.  
Attest [Signature] Town Clerk  
VPTTR # \_\_\_\_\_