

**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
2017-28-CU Robinson**

The applicants, Steven R. & Charlotte K. **Robinson** request approval for an Accessory Dwelling [AD] on the second floor of a proposed garage. The first floor of the proposed structure will be 864 ft² (36' L X 24' W) and the AD will occupy no more than 838.5 feet square of the garage structure. The principal dwelling is 2759 ft². The property is located at 426 Robinson Rd in the Rural Residential District, Parcel ID. # 028001-904.

A duly warned hearing was held on Monday June 19, 2017 and attended by DRB members Peter Monte, Tom Boyle and Virginia Roth. Others in attendance were: Steven Robinson, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, site plan, notice to abutters and proof of mailing.
2. The Board found that the accessory dwelling will have square footage greater than 30% of the square footage of the primary dwelling thus necessitating an inspection from the State Fire Marshall. The applicant was also informed that should the AD become a rental unit that it was also subject to State codes and inspection.
3. The DRB found that the application meets the profile of an accessory dwelling under Sec. 4.1 (1) (a).
4. The Board found that the application has satisfied the standards of Conditional Use under Sec. 5.3 (A) items (1) through (5) and that the specific standards under Sec. 5.3 (B) are not pertinent to this application.

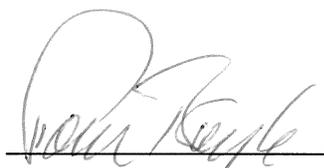
Notice of Decision:

The Board approves the application subject to the plans as submitted to the DRB and the applicant is required to obtain a State Water Supply and State Wastewater permit prior to any construction.

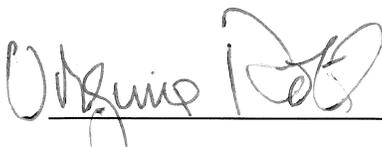
The applicant is also advised to submit a Zoning Application for the construction of this project within 30 days of the execution of this approval unless already submitted.

Development Review Board

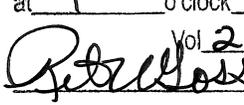
Peter Monte date



Tom Boyle date

 7/19/17

Virginia Roth date

TOWN OF WARREN, VT
Received for Record 7/28 2017
at 1 o'clock P M and Received in
 Vol. 246 Page 562

TOWN CLERK
VT Property Transfer Tax Return # —