

Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
2018-12-CU Clement

Received for Record 9/5 2018
at 10 o'clock A M and Received in
Vol 253 Page 213
TOWN CLERK
VT Property Transfer Tax Return #

The applicants, Michael & Margaret Clement, are requesting a Conditional Use Permit to put a driveway in where some existing stairs are located on a grade that is greater than 15% but less than 25%. The property is located at 40 Upper Village Road in the Sugarbush Village Residential District [SVR] and is parcel id # 210004-000 in the Warren Grand List.

A duly warned hearing was held on Monday August 20, 2018 and attended by DRB members Peter Monte, Don Swain, Virginia Roth and Tom Boyle. Others in attendance were Owen Wimble, Mike Clement, Ruth Robbins and Amy Scharges.

Findings of Fact and Conclusions of Law:

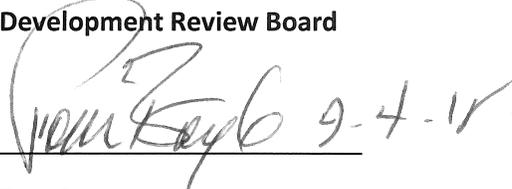
1. The applicant submitted a complete application, worksheet, site plan, notice to abutters and proof of mailing.
2. The applicant's contractor gave the details of the project which involves taking all stairs out, making the existing ditch a bit deeper and rip rap with eight-inch stone and the flat spot on top is for parked cars. Any material taken out will be replaced with 2.5 "crushed ledge material so it will not wash away and around the back will have drainage stone. Only some heavy material will be used and the new design will allow drainage to flow to an existing culvert.
3. The Board found that the site does include steep slopes in excess of 15%.
4. The Board found that the applicant has met the applicable specific standards as outlined in Sec 3.4(D) and will include the addition to the plan a hammerhead parking design of 20' by 20'.
5. The Board found that the General Standards for Conditional Use in 5.3(A) are all satisfied by this application.

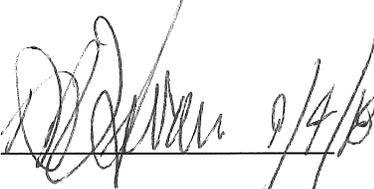
Notice of Decision:

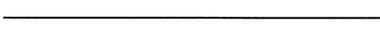
The DRB, having found that the applicant has met the standards for the treatment of steep slopes [Sec. 3.4] and Conditional Use Review under Sec. 5.3, approves the construction of a driveway with the following conditions:

- 1) A hammer head design [20' x 10'] drive will be constructed which was not on the original plan.
- 2) The applicant must adhere to the standards of the Low Risk Site Handbook for Erosion Prevention and Erosion Control prepared by Environmental Conservation Agency, dated Aug 2006.

Development Review Board


Tom Boyle date


Don Swain date


Peter Monte date


Virginia Roth date

