TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW
#2010-16-CU CLEWEY

The applicants, Timothy D & Patricia D. Clewey, request permission to construct a residential addition to their existing single family dwelling at 109 East Drive, on a .6 ± acre parcel in the Sugarbush Village Residential District (Parcel Id# 210011-000).

A duly warned hearing was held on Monday October 4, 2010 and attended by members Peter Monte, Lenord Robinson and Virginia Roth. Others in attendance were: Marc Young, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

The applicant submitted a complete application, a site plan and an Erosion Prevention & Sediment Control Plan prepared by McCain Consulting dated 9/21/10, exterior renderings by William Maclay Architects, notice to abutters and proof of mailing.

The applicant is requesting permission to construct an addition which is adjacent to steep slopes of 15% or greater. Some slopes, as indicated on the site plan, are 25% or greater, but are not naturally occurring.

Driveway improvements are also being sought which will greatly improve the water drainage of the parcel. This includes addition of a ditch and replacement of a culvert.

Notice of Decision:

Having found that the applicant has satisfied the requirements of Sec. 3.4 Erosion Control & Development on Steep Slopes (C) application requirements, and that (D) Review, (1) through (11) have either been satisfied or are not applicable to this application, and that Sec. 5.3 (A) Conditional Use Review Standards, General Standards, items (1) through (5) have either been satisfied by the application or are deemed not applicable the Board grants permission for the construction of a addition subject to the plans and specifications submitted with particular attention to the erosion control plan contained within the plan and for the follow-up maintenance of the erosion control measures. 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.

TOWN OF WARREN, VT
Received for Record 11/3 20 10
at 8 o'clock A M and Received in
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TOWN CLERK

DEVELOPMENT REVIEW BOARD

Peter Monte 11/1/10
Peter Monte date

Lenord Robinson 11/1/10
Lenord Robinson date

11-1-10
Virginia Roth date

NOTICES:

- **In accordance with 24 V.S.A. §4449(e), the applicant is hereby notified that state permits also may be required prior to land subdivision or construction. The applicant should contact the DEC Permit Specialist for District #5 (802-476-0195) to determine whether state permits are required.**

- **This decision may be appealed to the Environmental Division of the Vermont Superior Court by an interested person who participated in the proceeding before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. §4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.**