

Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
#2018-17-CU Crowther

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The applicant, **Nathan Crowther**, submitted **application #2018-17-CU** requesting a Conditional Use Permit to establish a building envelope and construct a single family dwelling that will require earth disturbance to steep slopes. The project proposes the development of 1,000 square feet or more on slopes with a gradient of 15% or more, a driveway on slopes exceeding an average gradient of 12% over a 50-foot section, and limited development on slopes with a gradient of 25% or more. The property is located on Sugar Ledge Road in the Rural Residential District [RR] and is listed as parcel id # 006005-100 in the Warren Grand List.

A duly warned hearing was held on Monday October 1, 2018 and attended by DRB members Peter Monte, Virginia Roth and Tom Boyle.

Others in attendance were Gunner McCain, Peter Lazorchak, Ruth Robbins and Amy Scharges.

Findings of Fact and Notice of Decision:

- 1) The applicant submitted a complete application, narrative that addressed the appropriate ordinance standards, site plan prepared by Wilcox & Barton Inc, notice to abutters and proof of mailing.
- 2) The project is on a lot of just one acre and the driveway, home and shed have all been placed outside of the 25% slope areas and have an erosion control plan for the development of the drive and structures on the 15% to 24% slopes. The Board found that due to the size of the lot and perk results the proposed wastewater system does encroach on a small area of 25% slope but with the appropriate erosion control measures of seeding and mulching, matting, silt fencing all of which is consistent with the Erosion Control Handbook Regulations.
- 3) The Board found that although a section 70' section of the driveway exceeds 12% slope, the alternative would have required more cut and fill and greater disturbance of the steep slopes of 25%.
- 4) The Board found that the applicant's driveway design satisfies Sec. 3.4 because it minimizes the disturbance of the steep slopes notwithstanding Sec. (D) (4) because it minimizes the overall disturbance of steep slopes.
- 5) The proposed house is planned to be on the "small" side and a proposed shed is estimated to be 24'x12'. No building envelopes for either structure are shown on the site plan. Any approval will require a revised site plan showing the hand drawn building envelopes viewed and approved by the DRB members and submitted to the Zoning Administrator prior to the signing of the decision.
- 6) The Board found that the application satisfies Conditional Use General Stds. 5.3 (A) items (1) thru (5).

Notice of Decision:

Having found that the application has satisfied the standards of Sec. 3.4 Erosion Control & Development on Steep Slopes and the standards of Conditional use Sec. 5.3, the DRB approves the application subject to the plans as presented and reviewed and that the applicant is required to submit a new plan that depicts the building envelopes that were hand drawn during this meeting within 30 days of this decision becoming final.

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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 10/29/18
Peter Monte Date

Virginia Roth 10/29/18
Virginia Roth Date

Tom Boyle 10-29-18
Tom Boyle Date

TOWN OF WARREN, VT
Received for Record 10/30 2018
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Robertson
TOWN CLERK
VT Property Transfer Tax Return # _____