

**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
#2014-21-CU Davies**

The applicant, Thomas E. Davies, requests permission to construct a garage within the district setbacks which will require setback relief. The property is located at 2323 Plunkton Rd, in the Rural Residential District (Parcel Id# 0280031).

A duly warned hearing was held on Monday June 16, 2014 and attended by DRB members Peter Monte, Jeff Schoellkopf, Lenord Robinson, Virginia Roth and Don Swain. Others in attendance were Thomas Davies, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

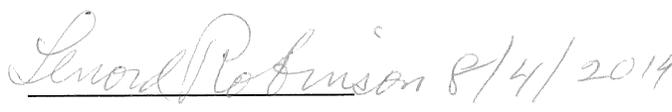
- 1) The applicant submitted a complete application site plan, building plans, [plans done by Bannon Engineering] notice to abutters with proof of mailing and Vermont Wetlands General Permit # 3-9025.
- 2) The Vermont Wetlands General Permit #3-9025 allows the applicant to conduct development as long as the proposed project has no undue adverse impacts to the protected functions and values of the Class II wetlands. The permit was issued to Mr. Davies May 7, 2014.
- 3) The DRB found that the standards under Sec. 5.3 Conditional Use Review Standards (A) General Standards have either been satisfied or are not applicable to this application.
- 4) Bannon Engineering indicated on the plan that the full 30% setback relief would be required.

Notice of Decision:

The DRB having review the standards under Article 5, Conditional Use review and the standards under Article 3, specifically Sec. 3.6 (C) Height and Setback Requirements, hereby approves the applicant's request for a 30% reduction in 40 foot front setback to now become a 28 foot setback. This approval is subject to the project being built as per the plans and specifications as submitted and to any and all conditions of the VT Wetlands General Permit #3-9025.

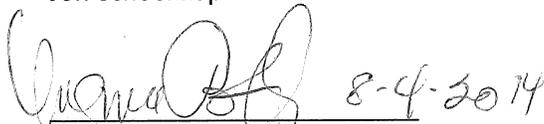
Development Review Board


Peter Monte date


Lenord Robinson date

Jeff Schoellkopf date

Don Swain


Virginia Roth date

TOWN OF WARREN, VT

Received for Record 8/5 2014
at 11:30 o'clock A M and Received in
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TOWN CLERK

VT Property Transfer Tax Return # _____

