

**Town of Warren  
Development Review Board  
Findings of Fact and Notice of Decision  
Conditional Use Review  
2018-08-CU Garaffo**

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The applicant, Rich Rivers for landowner **Ellen Garaffo**, seeks Conditional Use approval for renovations and an addition to an existing single family home located in the Forest Reserve [FR] District. The property is located at 179 Sunset Drive and is parcel id # 001011-800 on the Warren grand list.

A duly warned hearing was held on **April 30, 2018** and attended by DRB members Peter Monte, Jeff Schoellkopf, Virginia Roth and Bob Kaufmann. Others in attendance were Rich Rivers and Ruth Robbins. The hearing was continued to Monday **May 7, 2018** for the applicant to submit for approval an erosion control plan and a site plan that indicated the distance of the stream from the nearest pint of the proposed structure. DRB members in attendance were Peter Monte, Virginia Roth and Tom Boyle. Others in attendance were Ruth Robbins and Amy Scharges.

**Findings of Fact and Conclusions of Law:**

- 1) The applicant submitted a complete application, worksheet, a schematic site plan, architectural plans, erosion control plan, notice to abutters and proof of mailing.
- 2) Along with the new addition the owners are also converting an existing attached garage into a family room.
- 3) A construction drive of sorts that was used when the wastewater system was updated has since grown over and it is intended to be used as the access for the new addition and once again let it return to grass.
- 4) The Board makes the same findings, numbers 4 and 8, as stated in Conditional Use approval # 2013-30-CU: **4)** The existing house and proposed construction both lie below the elevation of the road diminishing its visibility; **8)** The Board reviewed the Forest Reserve District [FR] exterior building requirements as to whether they were satisfied or needed to be conditions of the approval. They found in particular that the only item of possible concern was possible glare form the west, southwest facing windows of the new addition. They concluded that with the existing elevation, significant overhang of the dwelling and natural screening by vegetation that the requirement for non-glare measures was not necessary.
- 5) The Board makes the same finding from Conditional Use approval # 2014-35-CU: **6)** The Board found compliance with the standards under Table 2.1, Forest Reserve District, (F) items 1, 2, and 3 as the exterior will match the existing house, the roof will be either charcoal shingles or black metal, the lighting at the front of the garage is recessed and downcast and the proposed spot light towards the SE providing light to the house from the garage will be shaded and downcast.
- 6) The wastewater system was updated and is permitted for five bedrooms [#WW-5-6539 permit issued 2/24/14. Installation certified 12/12/16]. Though there will be only a total of four rooms used as bedrooms, the state seemed to include Mr. Garaffo's proposed office as a potential bedroom.
- 7) The Board found the standards of Sec. 5.3 items (1) through (5) to either be satisfied or not applicable to this application.

**Notice of Decision:**

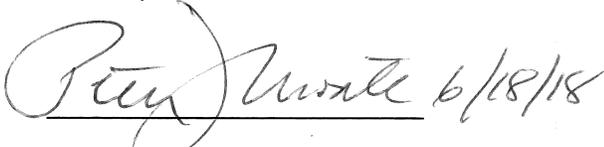
The Board considered at the April 30<sup>th</sup> hearing that the application was satisfactory for the relevant standards except for an erosion and sediment control plan and the notation on a site plan of the distance from the stream to the new addition. With the submission and review by the DRB of these two items on May 7, 2018 Conditional Use Approval was granted.

***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**

  
Tom Boyle                      date

  
Virginia Roth                      date

  
Peter Monte                      date

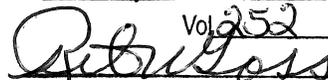
  
Bob Kaufmann                      date

TOWN OF WARREN, VT

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VT Property Transfer Tax Return # \_\_\_\_\_