

The Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
#2015-55-CU LaChanterelle LLC/Bigelow

The Applicants, La Chanterelle LLC, .Perry and Valerie Bigelow, request approval for residential development to accommodate an addition to their existing single family dwelling and a garage on a 148 acre parcel in the Meadow Land Overlay District. The parcel also located in the Rural Residential District is at 1473 Lincoln Gap Rd. (Parcel ID: 003003-700).

A duly warned hearing was held on Monday October 5, 2015. DRB members present were Peter Monte, Tom Boyle, Chris Behn and Virginia Roth. Others in attendance were Joe Lucchese, Gunner McCain, Mark Bannon, Laurie Calvert, Perry Bigelow, Valene Bigelow, Van Nilsson, Kinny Perot, Richard Czaplinski, Ellen Strauss, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, site plan, notice to abutters and proof of mailing.
2. The Bigelow's have had a house at 1473 Lincoln Gap Road since 1966. That was prior to the establishment of the Meadowland Overlay District which when it was created neglected to indicate a building envelope around the existing structure. The applicant is proposing a building envelope that is 1.6 acres.
3. The total property is 148 acres of which approx. 140 is south of Lincoln Brook and is in the current use program.
4. The Board found that though historically there were exclusions included in the Meadowland Overlay district when it was formed for the inclusion of development of existing structures, this property did not have such an exclusion.
5. The Board found that there is no area outside of the wetlands or on the south side of Lincoln Brook which would be only accessible by great expense for a bridge, where development could take place.
6. The Board found that with a reduced building envelope to no more than 1.0 acres that the project will satisfy the standards of Table 2.13 E (1) (b) of the Meadowland Overlay District standards.

Notice of Decision:

With the review of both the standards of the Meadowland Overlay District, Table 2.13 and the standards of Conditional Use, Article 5, Sec. 5.3, the DRB approves the request for a designated building envelope in the Meadowland Overlay District for the proposed addition of a garage and addition to the existing single family dwelling.

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Development Review Board

Peter Monte 11/2/15

Peter Monte date

Virginia Roth 11/2/15

Virginia Roth date

Tom Boyle 11-2-15

Tom Boyle date

TOWN OF WARREN, VT
Received for Record 113 2015
at 11:44 o'clock A M and Received in
Vol 236 Page 572-573
Robert Young
TOWN CLERK
VT Property Transfer Tax Return # _____