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**Town of Warren  
Development Review Board  
Findings of Fact and Notice of Decision  
Subdivision Review  
#2014-70-SD McHugh**

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The applicants, Thomas E & Charlotte L McHugh are requesting approval for a two lot Minor Subdivision of an existing 4.4 +/- acres parcel of land located at 46 Sugarloaf Hill Road in the Rural Residential District (Parcel Id, # 016004-500). Specifically they propose a two lot subdivision, with Lot A being 2.6+/- acres and Lot B being 1.8+/- acres. Lot B is being proposed for a single family residence with septic capacity for a four (4) bedroom dwelling.

The applicant met with the DRB for Sketch Plan Review on October 20, 2014 with Peter Monte, Chris Behn, Jeff Schoellkopf and Bob Kaufmann from the DRB in attendance. Others also in attendance were: Charlotte McHugh, Tom McHugh, John Crump, Todd Hathaway, John Grenier, Miron Malboeuf and Ruth Robbins. The Final Plan Review was held on November 17, 2014 and the DRB members in attendance were: Chris Behn, Peter Monte and Jeff Schoellkopf. Also attending were: Lani and Tom McHugh, Miron Malboeuf and Ruth Robbins.

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

1. The applicant submitted a complete application, site plan prepared by Grenier Engineering, project narrative and notice to abutters with proof of mailing.
2. At the Sketch Plan review hearing concerns brought up by two of the neighbors were discussed and later resolved with the applicant outside of the DRB hearing process.
3. Per Article 6, Sec. 6.1 (C) (1) the Board found that this project is classified as a Minor Subdivision.
4. The Board found that the 50 foot stream setback will not adversely affect the standards of Article 3, Sec. 3.13 Surface Water Protection (B) items (1), (2), and (3). Based on this finding the Board grants permission for a 50 foot stream setback versus the required 100 foot setback.
5. The Board found the standards under Sec. 5.3 Conditional Use Review Standards (A) items (1) through (5) to be satisfied by the application.
6. The Board found the standards under Article 7, Subdivision Standards, Sec. 7.2 General Standards, are satisfied by the application. Additionally, the Board found that the standards under Sec. 7.3 through 7.10 are either satisfied or not applicable to this application.

**Notice of Decision:**

The DRB approves the application for a two-lot subdivision as per the findings and conditions voted on by the Board and the usual standard conditions including that the project must be built and completed in accordance with the plans and specifications submitted. This approval is also subject to the following condition:

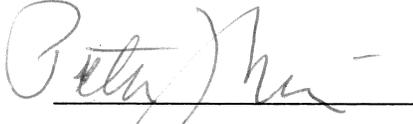
1. All existing vegetation will be maintained and no trees, shrubs or other vegetation will be cut or removed unless the trees are dead, dying or pose a threat of bodily injury or property damage from the buffer area described as follows: the area measured 25 feet in a southerly direction

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from the common boundary line between Lot B and the abutting property to the north  
identified as Warren Parcel ID # 016004-401.

Development Review Board

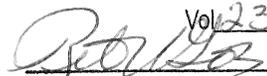
 - 12/31/14  
\_\_\_\_\_  
Peter Monte                      date

 DEC, 31, 2014  
\_\_\_\_\_  
Chris Behn                      date

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Jeff Schoellkopf              date

TOWN OF WARREN, VT

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TOWN CLERK

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