Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review Amendment
#2018-02B-CU-ZP-AM Mountainside Condominium Association

The applicant, The **Mountainside Condominium Association**, represented by architect Matthew Reed of Wiemann Lamphere Architects, seeks an amendment [#2018-02B-CU-ZP-AM] to existing permit 2014-50-CU-ZP-AM to change the engineering and materials for the construction of the retaining wall. The proposal uses boulder/rubble rock instead of a formed block system. The property is located in the Sugarbush Village Commercial District, at 251 Mountainside Drive and is identified as Warren Parcel Id. # 323000.

A duly warned hearing was held on Monday March 5, 2018 and attended by DRB members Peter Monte, Chris Behn, Jeff Schoellkopf and Virginia Roth. Others in attendance were David Roy, Brian Lane-Karnes, Nannette Poillon McCoy, and Elizabeth Pittis, Bob Cummiskey, Gunner McCain and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, engineer's drawings, notice to abutters and proof of mailing.
2. The reason for the proposed change was both for aesthetics and cost savings.
3. The wall varies in height in sections and is wider at the base.
4. The new wall, though a different material, will not encroach on the parking area.
5. The excavation back into the slope will comply with OSHA stability rules however depending on what they find for soil type and should they run into ledge that may change.
6. The plan shows a drainage swale that that will be stone lined behind the wall at the top to keep water from coming down the hill and flowing over the wall onto the parking area.
7. There is some infrastructure, water, sewer and electric, conduits that will cross through the wall and has been carefully coordinated with the utility companies.

Notice of Decision:

The DRB approves the request for a change in materials for the retaining wall, amending previous permit #2014-50-CU-ZP, subject to the plans submitted and the following condition:

The applicant is required to adhere to the three stage scheduled inspections [with field reports after each of the inspections submitted to the Zoning Administrator within 30 days], as stated on page 3 of the application [dated 2/10/18] and within 60 days following completion the engineer is to certify in writing to the Zoning Administrator that the wall has been constructed in accordance with approved plans, all applicable codes and good engineering practices.

Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review Amendment
#2018-02B-CU-ZP-AM Mountainside Condominium Association

Development Review Board

4/3/2018

Chris Behn date

4/2/2018

Virginia Roth date

4/2/18

Peter Monte date

4/2/2018

Jeff Schoellkopf date

TOWN OF WARREN, VT
Received for Record 4/4 2018
at 9:34 o'clock A M and Received in
Vol 250 Page 513-514
TOWN CLERK
VT Propery Transfer Tax Return # —