

**Town of Warren  
Development Review Board  
Conditional Use Review  
Findings of Fact and Notice of Decision  
#2014-20-CU New Milford Management, Inc.**

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The applicant, **New Milford Management, Inc.**, requests permission for a commercial use, described as a Coffee Shop and Bakery with an on-site office at the former Alta building on the corner of Main Street and Brook Road. The project location is at 247 Main Street, on a .25 ± acre parcel in the Warren Village Commercial District (Parcel Id# 001000-200).

A duly warned hearing was held on Monday June 2, 2014 and attended by DRB members Peter Monte, Chris Behn, Tom Boyle, Lenord Robinson and Virginia Roth. Others in attendance were: Sue Carter, Marilyn Miller, Matt Groom, Jack Garvin, Whit Phillips, Melissa Roberts, Miron Malboeuf and Ruth Robbins.

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

1. The applicant submitted a complete application, site plan, letter to abutters and proof of mailing.
2. Mr. Groom was representing the applicant, Mr. Cam Brown, a principal of New Milford Management, and told the Board that the plan was to utilize approx. two thirds of the building for residential living for a family of two adults and one child and the balance of the space being used as a coffee shop and bakery.
3. Under Table 2.10 Warren Village Commercial District [WVC] it is permitted to use a building as a single family dwelling. The addition of a commercial use creates a "mixed use" which requires Conditional Use review. This property was previously approved as a mixed use but this application proposes a different type of commercial use than before.
4. The family in residence intends to operate the coffee shop themselves though they may have one employee which has yet to be determined.
5. The parcel as utilized by the previous owner has a total of seven approved parking spaces. The applicant used those existing spaces in his proposed site plan.
6. The Board found that the seven lots could be used as follows: two spaces for the residential quarters, one for a potential non-resident employee leaving a total of four spaces for the coffee shop. The standard [Article 3, Table 3.1] is for one parking space for every four seats, thus 16 seats for the coffee shop would be allowed.
7. The applicant wants to possibly use an old decorative coffee roaster in the coffee shop, not as a large scale roasting operation but just for the coffee they serve on site.
8. The Board found that the trash was designated on the plan as being contained inside in the back of the building.
9. The Board found that the applicant had not decided on any changes in the current lighting at this time, nor did he have a proposed sign request. The Board told the applicant that a sign could go on the front on the building with no lights. Anything else would need to be reviewed by the Zoning Administrator for a permit. Any lighting would have to conform to the regulations under Section 3.9 Outdoor Lighting.

**Notice of Decision:**

The Board, having performed a review of the application under Article 5, Section 5.3 Conditional Use Review Standards, hereby approves Conditional Use for a change in use for the property at 247 Main Street, subject to the following:

- 1) The planned uses of the building will be carried out as presented in the application.
- 2) Following the requirements of Article 3, Table 3.1 the Board limits the number of seats in the coffee shop to 16.
- 3) The residents and one employee will be required to park at the rear of the building which is accessed off of Brook Road and that signage be provided in front of the building indicating that this parking is "guest" parking.
- 4) The applicant is allowed to modify the Main Street entrance of the building to within the semi-circle shown on the plan submitted or the required front 10 foot setback.
- 5) The coffee shop/café shall contain their hours open to the public to between 7am and 8pm.

**Development Review Board**

\_\_\_\_\_  
Peter Monte                      date

*Chris Behn*                      06-30-2014

Chris Behn                      date

*Virginia Roth*                      6-30-14

Virginia Roth                      date

*Lenord Robinson* 6/30/14

\_\_\_\_\_  
Lenord Robinson                      date

\_\_\_\_\_  
Tom Boyle                      date

TOWN OF WARREN, VT

Received for Record 7/1 2014  
at 9:30 o'clock A M and Received in

*Robert Goss* Vol 229 Page 204-205

TOWN CLERK

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