

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW
#2010-13-CU NEWTON

The applicant, Andrew Newton, requests permission to construct a garage with an accessory dwelling at 168 Lower Pines Road in the Rural Residential District (Parcel Id# 005001-801).

A duly warned hearing was held on Monday August 30, 2010 and attended by DRB members Peter Monte, Chris Behn, Lenord Robinson and Jeff Schoellkopf. Others in attendance were Andrew Newton, Craig Klofach, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

The applicant submitted a complete application, site plan, notice to abutters and proof of mailing.

The owner plans to build a 24 x30 garage with a one bedroom apartment on the second level.

The wastewater system was designed for four (4) bedrooms and that there are only three (3) bedrooms in the primary dwelling allowing for the additional bedroom in the proposed accessory dwelling.

The Board found that this project will not have an adverse effect on the capacity of existing or planned community facilities or services as required under Sec 5.3 (A) General Standards item (1).

The application satisfies Sec. 5.3 (A) General Standards (2) Character of the neighborhood or area affected. The applicant noted that the structure would be very symmetrical to the house and the exterior finishing also similar to the house.

The Board found that the standards under Sec. 5.3 (A) items (3), (4), and (5) have been satisfied by the applicant and that the standards under Sec. 5.3 (B) Specific Standards, items (1) through (11) are either met by the applicant or are found to be not applicable.

Notice of Decision:

The Board, having found that the application has satisfied the requirements under Conditional Use Review, hereby approves the request for the construction of a garage with a one bedroom accessory dwelling subject to the plans and specifications submitted with the application.

DEVELOPMENT REVIEW BOARD


Peter Monte date 10/11/10


Jeff Schoellkopf date 10/14/10

Chris Behn date


Lenord Robinson date 10/12/10

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