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**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
#2018-16-CU Stimpson**

The applicants, **John & Carolyn Stimpson**, submitted application **#2018-16-CU** and are requesting a Conditional Use Permit to establish a building envelope and construct a single family dwelling that will require earth disturbance to slopes between 15% and 25%. The property is located on Lincoln Brook Road in the Forest Reserve District [FR] and is listed as parcel id # 003002-502 in the Warren Grand List.

A duly warned hearing was held on Monday October 1, 2018 and attended by DRB members Peter Monte, Virginia Roth and Tom Boyle.

A site visit was conducted prior to the meeting at 5pm for the Stimpson application on Lincoln Brook Road, attended by Virginia Roth, Peter Monte and Ruth Robbins. Review of the drainage and general site characteristics were observed.

Others in attendance were Gunner McCain, Peter Lazorchak, Ruth Robbins and Amy Scharges.

Findings of Fact and Notice of Decision:

- 1) The applicant submitted a complete application, conditional use worksheet, site plan prepared by McCain Consulting, notice to abutters and proof of mailing.
- 2) The project is on a 10-acre lot in the Forest Reserve District with a development plan that meets the setback requirements. A small home is proposed on a level area which will have minimal effect on the slopes. Sewer lines were selected based on best possible route. There is an existing leech field which will require minimal clearing and a narrow path that will create a minimal disturbance. Pipe will be placed as they progress with excavation.
- 3) A building envelope is noted on the site plan as is a restricted clearing area that was determined by an Act 250 review.
- 4) The DRB found that the dimensional standards and supplemental development standards of the Forest Reserve District Table 2.1 have been met though the size of the parcel is non-conforming as it predates the adoption of the Forest Reserve District.
- 5) The DRB found that the standards of Conditional Use, Sec. 5.3 (A) items (1) thru (5) are satisfied by the application.

Notice of Decision:

Having found that the applications satisfied the standards of the Forest Reserve District and Conditional Use, the DRB approves the application subject to the following:

1. The maximum amount of the site to be cleared of forestation is as shown on the submitted site plan which is no more than one acre. If this deviates prior to occupancy the applicant must provide a plan with the actual clearing area to the Zoning Administrator for approval or submission to the DRB for review.
2. The Erosion Control Handbook regulations must be followed during the construction of the project especially during the laying of the pipes for the wastewater connection to the house.

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The applicant is also advised to submit a Zoning Application for the construction of this project within 30 days of the execution of this approval unless already submitted.

Development Review Board

Peter Monte 10/29/18
Peter Monte Date

Virginia Roth 10/29/18
Virginia Roth Date

Tom Boyle 10-29-18
Tom Boyle Date

TOWN OF WARREN, VT
Received for Record 10/30 2018
at 12:10 o'clock P M and Received in
Vol 254 Page 107-108
Rita Ross
TOWN CLERK
VT Property Transfer Tax Return # —