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TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW
2014-03-CU ADAMS & SUCCOP

Robert Adams & Meg Succop propose a revised location for the construction of a Single Family Dwelling and Accessory Garage. The change involve 'mirroring' or flipping the house and garage to be better situated on the site. The property consisting of 22.5 acres is located at 939 Fuller Road in the Rural Residential and Meadowland Overlay Districts and is identified as Warren Parcel Id. # 023001-701. *This Notice of Decision includes all of the previously adopted stipulations contained in the approval #2013-29-CU.*

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, updated site plan, notice to abutters and proof of mailing.
2. The initial excavation of the site found significant ledge which precipitated the changes asked for by the applicants. The applicants are proposing to flip the house and garage to minimize the blasting of ledge. The building envelope, wastewater and well will remain the same as originally approved.
3. This change will still be within the approved building envelope but will now be even further away from the designated Meadowland Overlay District boundary. It will also yield a more gradual slope for the drive and turnaround area with less disruption to the land.
4. The erosion control plan as been updated with it also being noted that this revision to the house location would eliminate some significant excavation and fill. Phasing of construction to minimize any potential erosion is also being utilized.
5. The wastewater system is located in the Meadowland Overlay District (MO). In its previous location tree cutting would have been necessary. The wastewater system will be a mound system that will be approximately three feet above the existing grade.
6. The driveway will have a less than 12% grade through out. The drive is longer than originally approved in order to access the house from the north side versus the south side.
7. A letter submitted dated July 11th by Ted and Susan Saraceno, neighbors of the applicant, expressing some concerns, were satisfied as confirmed by an email from Todd Hill dated July 15th.

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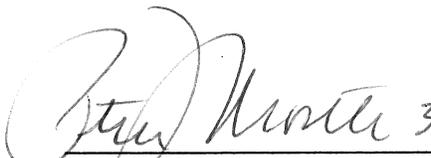
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- 8. The Board found that all the criteria called for in Table 2.13 Meadowland Overlay District (MO) (E) (1) (a) were still satisfied.
- 9. Under Article 5 Conditional Use Review the Board found Sec. 5.3 (A) and (B) to be either satisfied by the application or deemed not applicable.

Notice of Decision:

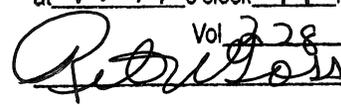
The Development Review Board, having found that the applicant has satisfied the requirements of Conditional Use Review, approves the change in house and garage location and the increased length of the drive as per the revised site plan received by the Zoning Office 1/30/14 and reviewed and approved by the DRB 2/17/14. All construction is subject to the plans as approved by the DRB on 2/17/14.

Development Review Board


 Peter Monte date 3-31-14


 Jeff Schoellkopf date 3/31/14


 Virginia Roth date 3-31-14

TOWN OF WARREN, VT
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 TOWN CLERK
 VT Property Transfer Tax Return #