

**Town of Warren  
Development Review Board  
Findings of Fact and Notice of Decisions  
Conditional Use Review  
2018-13-CU Swain**

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The applicant, Don Swain, application #2018-13-CU, is requesting a Conditional Use Permit to construct an Accessory Structure [barn/workshop] that will encroach on designated Meadowland. The property is located at 153 Pike Hill Road in the Rural Residential District [RR] and is parcel id # 001004-500 in the Warren Grand List.

A duly warned hearing was held on Monday September 4, 2018 and attended by DRB members Jeff Schoellkopf, Chris Behn, Don Swain, Virginia Roth, and Tom Boyle. Others in attendance were Don Swain, Margo Wade, Jim Westhelle, Ruth Robbins, and Amy Scharges. A site visit was held prior to the hearing as attended by Mr. Behn, Ms. Robbins, Mrs. Roth, Mr. Schoellkopf and Mr. Boyle.

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

1. The applicant submitted a complete application, Conditional Use Worksheet, site plan, elevation drawings, notice to abutters and proof of mailing.
2. In order to add the structure Mr. Swain wants, and in the location he feels is best and the only reasonable option, he must obtain a lot line adjustment with the abutting common area of the subdivision. The applicant told the Board that he had discussed this with his neighbors and there has been no opposition to such a request.
3. As the applicant's lot is only .63 acres and there is already a principal dwelling and a garage, the proposed location is, though encroaching on the Meadowland Overlay, would be contending with Steep slopes on the other side of the house.
4. The purpose of the building is to serve as a workshop with basic power, facilities and a slop sink for the applicant's hobby of restoring old boats. Having a bathroom will not affect the wastewater system as it is not a residential use.
5. The Board found that the project met the standards under Table 2.13 (E) (1) (a), Supplemental Standards of the Meadowland Overlay District.
6. The Board found that Article 5 Conditional Use, Sec. 5.3 (A) items 1-5 have been satisfied by the applicant.
7. The Board found that Sec. 5.3 (B) items (1) through (11) have either been satisfied or are not applicable. This includes the applicant's statement that the State standards for Erosion Prevention & Sediment Control for Low Risk Sites will be followed.

**Notice of Decision:**

The DRB having found that the proposed project meets the standards for development in the Meadowland Overlay District and those applicable standards of Conditional Use, approve the application subject to the following stipulations:

- 1) The project being built in accordance with the plans submitted and approved by the DRB;
- 2) The structure will be on property obtained either through easement or lot line adjustment and will meet all town setback requirements and will fully include the access road to the building.

Development Review Board

Tom Boyle 9-17-18  
Tom Boyle date

Chris Behn 09-18-2018  
Chris Behn date

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Jeff Schoellkopf date

Virginia Roth 9/17/18  
Virginia Roth date

TOWN OF WARREN, VT  
Received for Record 9/19 2018  
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Vol. 253 Page 305-306  
Robert [Signature]  
TOWN CLERK  
VT Property Transfer Tax Return # —