

**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Subdivision Review – Building Envelope Amendment
VT Mountain Home LLC - #2021-03-SD-AM**

Application #2021-03-SD-AM submitted by Dylan Eastman for owner VT Mountain Home LLC requests a new building envelope due to a 2010 Vermont Wetland Rules change that re-classified many non-jurisdictional wetlands to protected wetlands. The majority of the previously approved building envelope is within what is now considered a Class 2 wetland and associated buffer. The property is located at 2255 West Hill Road, parcel ID # 016004-600, Lot 4, consisting of 12.7 acres, in the Rural Residential District.

The DRB held a duly warned hearing on Friday May 14, 2021 at 12:30pm and attended by Peter Monte, Jeff Schoellkopf, Virginia Roth and Devin Corrigan. Others in Attendance were Dylan Eastman, Gunner McCain, Cindy Carr, Michelle Humes, Ted Kennedy, Ruth Robbins and Carol Chamberlin.

A formal site visit was not conducted but members were welcome to go on their own as the property was easily accessible and clearly staked.

Findings of Fact and Conclusions of Law:

- 1) The applicant submitted a complete application with a revised site plan showing the proposed new building envelope prepared by McCain Consultants, notice to abutters and proof of mailing.
- 2) The Board found that the standards of Section 7.2 General Standards for subdivisions, (E) Establishment of Building Envelopes to be satisfied.
- 3) The Board found that the Standards of Section 7.3 Protection of Primary & Secondary Conservation Areas (A), (B) and (C) to be satisfied with the relocation of the building envelope.

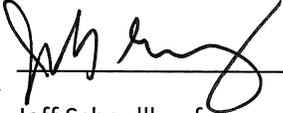
Notice of Decision:

Having found that the applicant has satisfied the requirements and standards for the establishment of a building envelope and the protection of conservation areas, the DRB approves the application subject to the following;

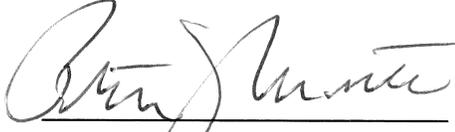
1. The project must be constructed as per the plans and specifications that were submitted and approved
2. *In accordance with Section 6.5 and the Act [§4416], within 180 days of the date of receipt of final plan approval under Section 6.4(C), the applicant shall file 3 copies of the **REVISED BUILDING ENVELOPE OF LOT 4**, 1 mylar copy and 2 paper copies, for recording with the town in conformance with the requirements of 27 V.S.A., Chapter 17. Approval of subdivision plats not filed and recorded within this 180-day period shall expire. Prior to plat recording, the plat must be signed by at least two authorized members of the Development Review Board.*

TOWN OF WARREN, VT
 Received for Record 5-20 2021
 at 8:20 o'clock 4 M and Received in
Ruth Ross Vol. 270 Page 20-21
 TOWN CLERK
 VT Property Transfer Tax Return # _____

Development Review Board



Jeff Schoellkopf date 5/14/21



Peter Monte date 5/14/21



Devin Corrigan date 5/14/21

Virginia Roth date