

000270

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
CONDITIONAL USE REVIEW
#2007-12-CU – MONTEVERDE FIRST CORP.

Mr. Mac Rood, representing Monteverde First Corp. has submitted an application for a Change in Use permit for an existing Accessory Structure. The Accessory Structure which had intended to have a Primary Structure built, is now a stand alone structure with the land owner planning to offer the parcel for sale. The request is for a change in use to an Outdoor Recreation Facility that will appropriately confirm its current stand alone status. This property is located on 10.16 ± acres at 1536 Roxbury Mountain Road in the Forest Reserve District, Parcel ID # 001012-000. This application requires review under Article 2, Table 2.1, Forest Reserve District, and Article 5, Development Review, of the Warren Land Use and Development Regulations.

A duly warned hearing was held on Wednesday November 7, 2007 and attended by the following Board members: David Markolf, Lenord Robinson, Peter Monte, Virginia Roth, Bob Kaufmann and Chris Behn [arr. 7:46]. Others also in attendance were: David Olenick, Shelia Getzinger, Mac Rood, Rebecca Winter, Andrew Winter, Kara Herlihy, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

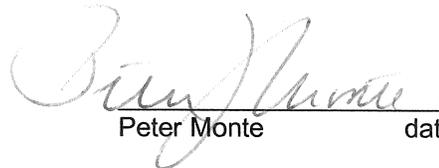
- 1) The applicant submitted a completed application, list of abutters and proof of mailing, and a site plan showing the location of the gazebo.
- 2) The Board finds that the gazebo satisfies the standards of items 1 thru 5 of Article 5 Development Review, § 5.3 Conditional Use Review (A) General Standards.

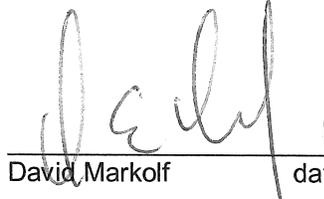
Notice of Decision:

The Board approves the request for a Conditional Use permit allowing a change in use as per Table 2.1 Forest Reserve district (C) Conditional Uses item (6) Outdoor Recreation Facility.

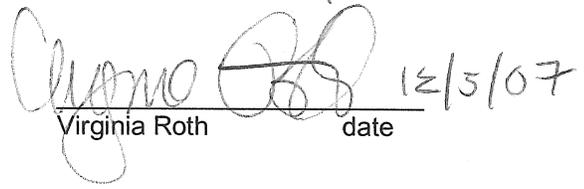
Approval shall become effective once this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. Beginning the effective dated of this decision, there is a 30-day period during which parties may appeal the decision to the Environmental Court.

DEVELOPMENT REVIEW BOARD


Peter Monte date 12/5/07


David Markolf date 12/5/07


Lenord Robinson date 12/5/07


Virginia Roth date 12/5/07

Bob Kaufmann date

TOWN OF WARREN, VT
Received for Record 12/16 2007
at 9 o'clock AM and Received in
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TOWN CLERK