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**Town of Warren**  
Development Review Board  
Findings of Fact and Notice of Decision  
Conditional Use Approval – Steep Slopes  
#2023-10-CU Coddling, & Valenzuela

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**Application #2023-10-CU** submitted by Mae & Merced Valenzuela and landowner James & Theresa Coddling requesting a Conditional Use approval for development of a single family dwelling and associated infrastructure that will have some impact on steep slopes of 15% - 24% and very steep slopes of 25% or greater. The property is located off of Plunkton Road, parcel id # 412062 consisting of 1.1 +/- acres in the Alpine Village Residential District.

A duly warned hearing was held Monday September 18, 2023 and attended by DRB members Chris Behn, Megan Moffroid, Peter Monte (Chair), Jeff Schoellkopf and Donald Swain. Others in attendance were Ruth Robbins (ZA), Carol Chamberlin (Recording Secretary), Gunner McCain, Mae Valenzuela and Merced Valenzuela.

A site visit was held prior to the meeting, attended by Mr. Schoellkopf, Mr. Monte, Ms. Robbins, Mr. McCain, and Mr. Swain.

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

- 1) The applicant submitted a complete application and worksheet, a site plan by McCain Consulting including a wastewater design, slope analysis, erosion prevention and sediment control plan, building envelope and slope analysis for the driveway; notice to abutters and proof of mailing.
- 2) The Board found that there is no disturbance of very steep slopes of 25% or greater, except as necessary to enable reasonable development of the lot.
- 3) The Board found that the road layout and design and the proposed placement of the building envelope and septic facilities minimize the need for site clearing, grading, cut and fill, and satisfy the remaining criteria of Section 3.4 (D) (1)-(11).
- 4) The Board found that Conditional Use Review Standards Sec. 5.3 (A) 1-5 are satisfied by the application or not applicable to this project.

NOTE: It was found by the Zoning Administrator subsequent to the hearing that the Zoning District that was utilized for dimensional information was correct {RR} and therefore a corrected site plan is not required.

**Notice of Decision:**

The Development Review Board, having reviewed the applicable standards in the Warren Land Use and Development Regulations as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012, hereby approves Conditional Use subject to the following:

1. The project shall be completed, operated, and maintained in accordance with the conditions of this permit and the permit application, plans, and exhibits on file with the Board and other material representations.
2. Work shall not commence until any and all required VT State permits have been obtained.

Town of Warren



Development Review Board

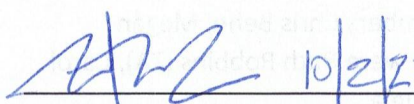
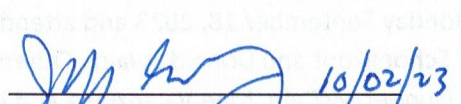
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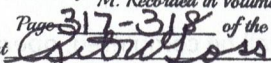
Development Review Board

 10/2/23       10/02/23  
 Peter Monte, Chair      Date      Chris Behn      Date

 10/2/23       10/02/23  
 Megan Moffroid      Date      Jeff Schoellkopf      Date

\_\_\_\_\_  
 Donald Swain      Date

**Approval shall become effective when this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. The applicant or any other interested person who has participated in a regulatory proceeding of the Development Review Board may appeal a decision rendered by the Board within 30 days of such decision to the Vermont Environmental Court, in accordance with the Act [§4471].**

TOWN OF WARREN VERMONT  
 Documents received for record on  
 10/3 2023 at 9:30 AM  
 M. Recorded in Volume 281  
 Page 317-318 of the Warren Land Records.  
 Attest  Town Clerk  
 VPTTR # \_\_\_\_\_