

Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review – Steep Slopes/Forest Reserve
Act 250 Amendments
#2024-09-CU McHugh - Knortz

Application #2024-09-CU submitted by Caroline McHugh and Chris Knortz are requesting Conditional Use approval for construction of a single family dwelling and associated infrastructure in the Forest Reserve District. The property is located on Cider Mountain Road, Lot 3 of the Chisel Tooth Subdivision and listed as parcel id # 012003-003 in the Warren Grand List.

A duly warned hearing was held on Monday August 5, 2024 and attended by DRB members Chris Behn, Bob Kaufmann, Megan Moffroid, Chris Noone and Jeff Schoellkopf. Others in attendance were: Ruth Robbins (ZA), Jim Crafts, Chris Knortz, Caroline McHugh, Ellen Strauss and Carol Chamberlin (Recording Secretary).

Findings of Fact and Conclusions of Law:

- 1) The applicant submitted a complete application, site plans engineered by McCain Consulting, Inc., proposed house plans by Sanford/Strauss Architects, notice to abutters and proof of mailing.
- 2) There was a previous Conditional Use approval for this parcel[#2022-07-SD-CU] given to a different land owner. This project is consistent with the previous plans with the exception of the new and smaller house and shop design, the amendments by Act 250 to the erosion and sediment control details, clearing envelope edits, added light fixture locations, stream buffer, revised force main location and removal of the old building envelope from the site plan. [amended 10/11/23 and approved 10/13/23 #5W0542-7 sheet C-4 by McCain Consulting]
- 3) Erosion Prevention & Sediment Control Plans [EPSC] are included in the application and a riparian buffer replanting zone is incorporated in the plan.
- 4) The Board found that the intermittent stream that runs north-south through the southerly corner of the parcel shows no indication that it needs to be considered for buffering. [formerly finding #5]
- 5) The Board found the proposed building envelope meets the dimensional standards of the Forest Reserve District. [formerly finding #6]
- 6) The Board found that the limits on cutting which are depicted on the plans presented are sufficient to satisfy the requirements outlined in Table 2.1 of Section 2.1 F (1). The Act 250 site plan supports this finding.
- 7) The Board found that the plans included in the application materials satisfy the standards of Section 2.1 F (2-5.) [formerly finding # 8]
- 8) The Board found that the lack of visibility of the proposed structures from off-site warrants not imposing the usual Forest Reserve District conditions on screening/non-reflective glass for windows. [formerly finding #9]
- 9) The Board found that the general standards of Section 5.3 A, items 1-5, have been satisfied through the application materials provided or are not applicable. [formerly finding item #11]. The board additionally found that there was no need to apply any of the Specific Conditional Use Standards.

Notice of Decision:

The Development Review Board having reviewed the request for Conditional Use for development on steep slopes and to incorporate Act 250 amendments, hereby approves the application subject to the following conditions:

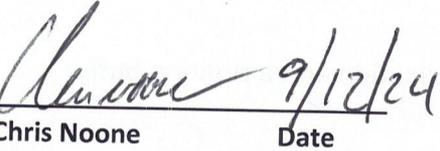
- The proposed development must be constructed in accordance with the plans submitted and approved by the DRB.
- The applicant is advised that no cutting of trees on slopes of 25% or greater is allowed even with the area where permission for limited disturbance has been granted.

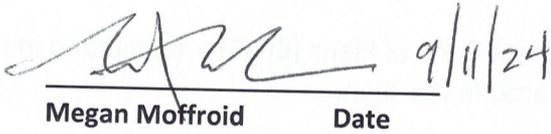
NOTE: This Conditional Use approval is NOT a permit, but rather additional approval for the Administrative Officer to issue a Zoning Permit.

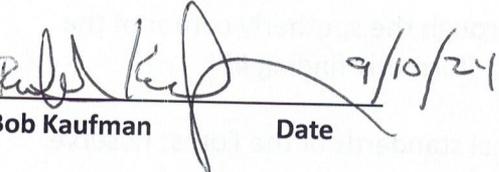
Development Review Board

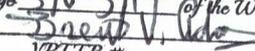
Jeff Schoellkopf Date

 09/10/2024
Chris Behn Date

 9/12/24
Chris Noone Date

 9/11/24
Megan Moffroid Date

 9/10/24
Bob Kaufman Date

TOWN OF WARREN VERMONT
Documents received for record on
9-13 2024 at 2:55 PM
M. Recorded in Volume 285
Page 370-371 of the Warren Land Records.
Attest  Town Clerk
VPLTR # _____