

**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review – Public Facility (closed) & Steep Slopes
#2025-04-CU – Town of Warren Garage**

Application # 2025-04-CU submitted by Dan Heil, PE of vhb, Winooski, VT for the benefit of the Town of Warren, requests Conditional Use approval for a Public Facility (closed) & Steep Slopes to build a new Town Garage. The property is located at the intersection of Vaughn Brown Rd and VT Route 100 [aka 10 Vaughn Brown Rd] consisting a total of 78.3 +/- acres, parcel id# 100003-101 in the Rural Residential District.

A duly warned hearing was held on **Monday August 18, 2025** and attended by DRB members Megan Moffroid, Chris Noone, Jon Rickard and Jeff Schoellkopf. Others in attendance were Victor Amesoeder (VHB), Robin Bleier, Jim Crafts, Mary Gow, Peter Hays, Dan Heil (VHB), Sarah Heneghan (Grenier Engineering), Jen Kennedy, Sean Kennedy, Devin Klein Corrigan (Selectboard), Paul Lynch, MRVTV, Kenneth Oppenheimer, John Pittfield, Quayl Rewinski, Steven Roy (WLA), Jim Sanford, Tim Seniff and Ruth Robbins. The application was continued to **Monday September 15, 2025** and attended by DRB members Chris Behn, Maria Burfoot, Megan Moffroid, Jon Rickard and Jeff Schoellkopf. Others in attendance were Andrew Bombard (Road Foreman), Rebecca Campbell (Town Administrator), Victor Amesoeder, Camilla Behn, Jim Crafts, Dan Heil (VHB), Rebecca Malley, Steven Roy (WLA), Jim Sanford, Ruth Robbins (ZA), and Carol Chamberlin (Recording Secretary).

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application and worksheet, Traffic Impact Memo, Site Plans, Slope Analysis, notice to abutters and proof of mailing. [Submittals generated by vhb and Grenier Engineering]
2. The Town owned property has an existing driveway off of Vaughn Brown Rd, is currently used for stockpiling of materials used by the Highway Department, has an existing fire pond of which there are no modifications planned to the fire pond, and that the building will tie into the existing suppression main line.
3. Natural resource delineation has been shown on the site plan, and denotes wetland areas and associated buffers as well as streams and those associated buffers which have been confirmed by the State.
4. The current access drive is 20' wide, and will be increased to 24' in order to accommodate two-way traffic and the access drive will be paved; a new garage building and separate salt shed will be constructed, along with associated parking; there will be areas for outdoor storage and for storage of materials; and there will be onsite water and septic.
5. Stormwater runoff will be addressed through the development of two gravel wetlands, one at the garage area and one at the bottom of Vaughn Brown Road. There will also be swales and check dams along the roadway. There is an erosion control plan in place for the upper gravel wetland, which is near a sloped area. The stormwater control plans to be implemented will improve the Route 100 runoff.

6. The access drive averages from 10% - 13% slope, leveling out at the top. There are a few areas on the site where the slopes range from 15% - 25% and areas along the perimeter that are currently over 25%; those grades will be taken down as necessary.
7. The garage building orientation is sited in a manner to screen activity from properties to the south; the building itself will serve as screening, as the entrance is on the north and the stockpile areas will be located north of the garage. The vast majority of the existing vegetation will be preserved, with some limited cutting necessary for the access drive completion and stormwater management. The vegetation will also serve as a screen for the site, its buildings, and activities.
8. The building will be sited and designed to allow for future solar installation if that is pursued.
9. There are currently five employees, which indicates that there will be five morning and five evening peak trips. Those trips are currently on School Road, and this will serve to relocate them. There is good sight distance at Route 100. And other than the peak-hour trips, there will not be a significant change to traffic, as the materials currently stored on site are already regularly accessed by the Department. Hours of operation will be Monday through Thursday for a set schedule, and as needed in an emergency. Winter hours will be more variable. Daytime deliveries which currently go through the Village will now be able to provide service without doing so.
10. The site lighting plan and study submitted with the application materials indicates that all lighting will be down facing and shielded, with nothing directed at the neighboring homes.
11. A State Wetlands Permit and an Act 250 review is required and the Wetlands Program has indicated a preference for continued use of the current roadway. The stormwater infrastructure will be covered by State permitting requirements rather than being in the Town's purview.
12. The Board found that under Section 4.14 (A) Public Facilities, that the only applicable factors that may need to be regulated through conditions are traffic and noise, as the other factors included are either satisfied or not applicable.
13. The Board found that the proposed use is an allowed use in the Rural Residential District.
14. The Board found that given the intention of steep slopes regulation is to prevent erosion and provide sedimentation control, and given that the State will be reviewing these aspects of the proposal, to find that the impact to steep slopes has been minimized and serves to provide for safety and erosion control.
15. The Board found that Section 5.3(A) 1 and 2 are satisfied due to the minimal increase in noise impacts anticipated based upon the existing activity taking place at the site.
16. The Board found that specific performance standards were discussed, and that no additional conditions are determined to be needed under Section 5.3 (A) 4.

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17. Section 5.3 (A) 3 is satisfied through the submission of the Traffic Study Addendum. This finding is based upon a net improvement in safety, moving the Garage-related traffic from the Village/School area to a less densely populated area and clear site lines both south and north.
18. The Board found that Section 5.3 (A) 5 is satisfied, as testimony provided that the building is designed to enable future solar installation.

Notice of Decision:

Development Review Board

The DRB having reviewed Article 4, Sec. 4.14 Public Facilities and Article 3, Sec. 3.4 Erosion Control and Development on Steep Slopes, for Conditional Use Review, approve the application subject to the following:

The acquirement of State permits for stormwater, erosion control, wastewater and wetlands permitting requirements as well as Act 250 review. No Zoning Permit will be issued nor any development allowed until all State permits have been issued.

Development Review Board

 Chris Behn Date

 Jeff Schoellkopf Date 10/29/25

 Megan Moffroid Date

 Maria Burfoot Date 10/27/25

 Jon Rickard Date 10/27/25

TOWN OF WARREN VERMONT
 Documents received for record on 10-30 2025 at 8:30 PM
 M. Recorded in Volume 290
 Page 106-108 of the Warren Land Records.
 Attest: [Signature] Town Clerk
 VPTIR # _____

