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**Town of Warren  
Development Review Board  
Findings of Fact and Notice of Decision  
Conditional Use Review – Steep Slopes, Relocate BE  
#2025-05-CU Goddard**

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Application # 2025-05-CU submitted by Grenier Engineering, PC on behalf of Andrew Goddard requests a Conditional Use approval relocating the previously approved building envelope for Lot D on Morningstar Drive consisting of 13.9 +/- acres, parcel id# 005001-404 in the Rural Residential District. The proposed building envelope does not contain slopes over 15% and thus is more buildable than the previous building envelope.

A duly warned hearing was held on **Monday October 06, 2025** and attended by DRB members Chris Behn, Maria Burfoot, Megan Moffroid, Chris Noone and Jon Rickard. Others in attendance were Renate Adamowicz, Jen Watkins, Chris Austin (Grenier Engineering), Sarah Heneghan (Grenier Engineering), Joe Lucchese, Jocelyn and Andy Goddard, Maggie Whalen, Katharine Whalen and Ruth Robbins {ZA}.

A site visit was held preceding the meeting, attended by Jon Rickard, Maria Burfoot, Chris Austin, Sarah Heneghan, Andy and Jocelyn Goddard and Ruth Robbins {ZA}

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

- 1) The applicant submitted a complete application and worksheet, project narrative, site plan with slope analysis, erosion & sediment control plans by Grenier Engineering, PC, notice to abutters and proof of mailing.
- 2) Those at the site visit noted that there were a couple of steeper areas along the proposed driveway route, which is a long run up to the proposed level house site; no other access is possible to the upper area.
- 3) The Board found that impacts related to Section 5.3 A 1-3 have not changed, and therefore these Standards are not further affected.
- 4) The Board found that the protective covenants regarding tree clearing which apply to the parcel will not be violated as a result of the planned development, and that the stormwater collection system will be a state-approved system, with only minor changes made if required in order to obtain State approval.
- 5) The Board found that with the conditions noted, Section 5.3 A 4 has been satisfied.
- 6) The homeowners stated that there are no plans for solar installation at this point, but that any future solar panels would likely be installed on the house roof.
- 7) The Board found that Section 5.3 A 5 has been satisfied or is not applicable.
- 8) The Board found that there is no intention to override any existing conditions of the previous subdivision approval for this parcel.

**Notice of Decision:**

The Development Review Board approves Conditional Use approval for development on Steep Slopes and the relocation of the Building Envelope subject to the following:

1. The project is to be constructed as per the plans and specifications submitted to and reviewed and approved by the DRB. Additionally, A submission of a revised plan reflecting any changes needed to meet any and all VT State requirements must be copied and given to the Zoning Administrator prior to any development.

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2. This approval is subject to the site clearing being limited to what has been depicted on the plans presented, and to not exceed three (3) acres of cleared area, with the exception of dead, dying, diseased, or hazardous trees.

Development Review Board

 11/03/25

Chris Behn

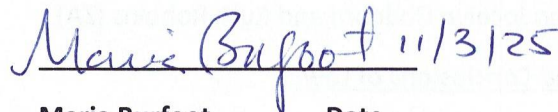
Date

Chris Noone

Date

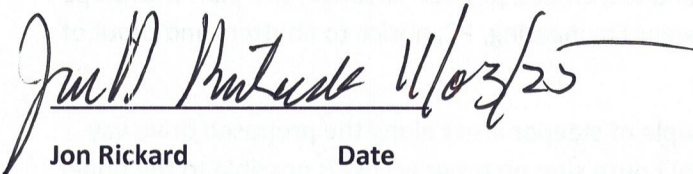
Megan Moffroid

Date

 11/13/25

Maria Burfoot

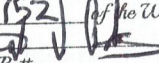
Date

 11/03/25

Jon Rickard

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  
11-5 2025 at 11:00 AM  
M. Recorded in Volume 298  
Page 151-152 of the Warren Land Records.  
Attest  Town Clerk  
VPTTR #