

Application # 2025-03-PUD submitted by Granite Rock Development [formerly Steadman Property Service, LLC] is requesting approval of a revision of a prior PUD approval from 2018 consisting of 3-duplexes, 1 single family residence and 1-commercial structure (8 total units) into 1-duplex and 3-single family residences each with an Accessory Dwelling Unit (8 total units). The property is located at 71 Golf Course Road consisting of 2.8 +/- acres, parcel id# 053004-600 in the Vacation Residential District.

A Sketch Plan review took place on Monday December 16, 2024, and attended by DRB members Chris Behn, Maria Burfoot and Megan Moffroid. Others in attendance were Gunner McCain, Ken Steadman, A duly warned hearing for a Preliminary Plan Review was held on Monday March 17, 2025 and attended by DRB members Chris Behn, Megan Moffroid and Jeff Schoellkopf. Others in attendance were Gunner McCain, Ken Steadman, Ruth Robbins (ZA) and Carol Chamberlin (Recording Secretary). The Preliminary/Final Plan review was continued until Monday April 7, 2025 and attended by DRB members Maria Burfoot, Chris Behn, Megan Moffroid, Jon Rickard and Jeff Schoellkopf. Others in attendance were Jim Crafts, Bob Cummiskey, Susan Cummiskey, Gunner McCain, Ken Steadman, Jeff Campbell (Fire Chief), Ruth Robbins (ZA) and Carol Chamberlin (Recording Secretary).

Findings of Fact and Conclusions of Law:

- 1) The applicant submitted a complete PUD application as well as a Conditional Use application and worksheets; revised site plan, landscaping plan, erosion control plan, a Maintenance and Plowing Agreement for Domino Drive and the notice to abutters with proof of mailing.
- 2) The Board found that significant aspects of the existing PUD approval of 2018 have not changed in this application, including density and lot coverage. There are no plans for any subsequent development plans for this property.
- 3) It was established that the exiting curb cut off of Golf Course Road had been permitted by the Town under permit # 1976-01-RC, and the applicant was reminded to make sure that the finished curb cut met the current B-71 State standards.
- 4) The engineer on the project, Gunner McCain, told the Board that there were minor revisions to the wastewater system that had been submitted to the State for amendment. He confirmed that there would be no additional clearing of the leach field area.
- 5) With the revision of the PUD, additional trees have been added to the landscaping plan as well as increased buffers from the original plan.
- 6) There are no community trash receptacles [dumpsters] planned. Individual homeowners will be responsible for their own trash.
- 7) The Board found that the Standards outlined in Section 7.2 A-F of the LUDRs have been satisfied by the application materials presented.
- 8) The Board found that the Standards outlined in Section 7.2 G-H of the LUDRs have been satisfied by the application materials presented or are not applicable.
- 9) The Board found that the Standards outlined in Section 7.3 of the LUDRs have been satisfied by the application materials presented or are not applicable.
- 10) The Board found that the Standards outlined in Section 7.4 of the LUDRs have been satisfied by the application materials presented.

Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Planned Unit Development [PUD] & Conditional Use [CU] Review
#2025-03-PUD-CU Granite Rock Development [K. Steadman]

- 11) The Board found that the Standards outlined in Sections 7.5 through 7.10 of the LUDRs have been satisfied either through discussion during the hearing or acknowledged to not have changed from the previous approval.
- 12) The Board found that the Standards outlined in Section 5.3 (A) 1 - 5 of the LUDRs have been satisfied by the application materials presented or are not applicable.

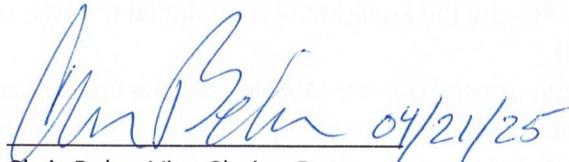
Notice of Decision:

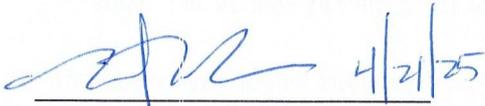
The Development Review Board, having reviewed the applicable standards in the Warren Land Use and Development Regulations as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012, hereby approves the revision of the formerly approved PUD, #2018-02-PUD, 2018-03-CU subject to the following:

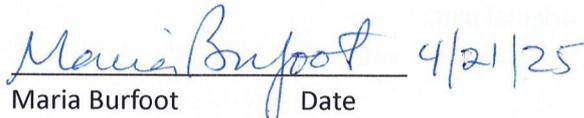
- 1. The project shall be completed, operated, and maintained in accordance with the conditions of this permit and the permit application, plans, and exhibits on file with the Board and other material representations.
- 2. Work shall not commence until any and all required VT State permits have been obtained.
- 3. The applicant is required to plant five [5] trees to an additional screening area between the applicant's house and the Cummiskey's house. Up to five [5] additional trees to be planted along the northeast boundary of Lot 4 if requested in writing within 90 days of the new dwelling on Lot 4 being occupied is submitted to the Warren Zoning Administrator. [Condition #5 of permit 2018-02-PUD, amended].
- 4. The final Mylar will be reviewed by the Zoning Administrator and must include the addition of adequate emergency vehicle turnaround space, removing a proposed landscape bed and providing a sufficient hammerhead, as discussed with the Town Fire Chief located between Lots 3 and Lot 4 before being submitted to and signed by the DRB. The Mylar final site plan must be submitted to be signed and recorded in the Town Land Records within 180 days of the signed decision.

Development Review Board

Jeff Schoellkopf, Chair Date


Chris Behn, Vice Chair Date


Megan Moffroid Date


Maria Burfoot Date


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].

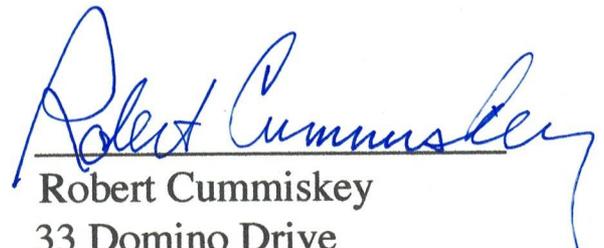
Maintenance and Plowing Agreement for Domino Drive

It is agreed upon between the owner of 33 Domino Drive, Warren VT. and the owners of lots 1, 3 and 4 of the Ridgeview Association with the following plowing and right of way maintenance.

1. This agreement is for the first approximately 200 ln. ft. of Domino Drive from the intersection of Golf Course Road to the intersection of 33 Domino Drive (private drive) and Domino Drive
2. Plowing will be done jointly from Golf Course Road to the intersection of 33 Domino Drive (private drive) and Domino Drive.
3. Annual maintenance, supplying of "StayMat" material and regrading will be addressed each spring and or when needed with an agreed upon scope of work for the length of Domino Drive as described above.
4. Bids will be accepted and agreed upon between the owner of 33 Domino Drive and a Ridgeview Association representative, 4/5 will be paid by Ridgeview Association from road maintenance budget and 1/5 will be paid for by the owner of 33 Domino Drive.
5. During the construction phases of lot 3 and 4 additional maintenance will be required and will be the obligation of the owner of lot being built upon at no additional costs to other owners.



Ken Steadman
Ridgeview Association

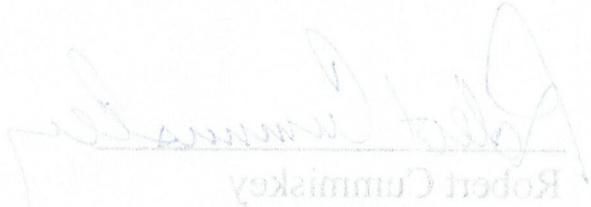


Robert Cummiskey
33 Domino Drive

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3. Annual maintenance, supplying of "StyMat" material and regrading will be addressed each spring and or when needed with an agreed upon scope of work for the length of Domino Drive as described above.
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5. During the construction phases of lot 3 and 4 additional maintenance will be required and will be the obligation of the owner of lot being built upon at no additional costs to other owners.


 Robert Cummings
 33 Domino Drive


 Ken Steadman
 Ridgeview Association

WITNESSETH
 I, _____
 Notary Public for the State of Vermont
 do hereby certify that the foregoing is a true and correct copy of the original as shown to me.
 My Commission Expires _____

 Notary Public