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**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review – Meadowland Overlay
#2025-08-CU Vineyard Properties LLC**

The Vineyard Property LLC has submitted application #2025-08-CU for Conditional Use approval to establish a Building Envelope and a proposed access driveway on property that is within the mapped Meadowland Overlay District. The property is located on Roth Road, parcel ID # 014000-500 in the Rural Residential District. A duly warned hearing was held on Monday November 17, 2025 and attended by DRB members Maria Burfoot, Megan Moffroid, Chris Noone, Jon Rickard, Jeff Schoellkopf. Others in attendance were Ruth Robbins (ZA), Steven Gibbs, Brad Johnson, Seddon Johnson, Chris Knortz, Jim Langan, Gunner McCain, Caroline McHugh. A site visit was conducted by Megan Moffroid, Jon Rickard, Maria Burfoot, Gunner McCain, Ruth Robbins, Steven Gibbs, Seddon Johnson, Brad Johnson. and Ruth Robbins prior to the meeting.

Findings of Fact and Conclusions of Law:

- 1) The applicant submitted a complete application, Conditional Use worksheet, site plan, notice to abutters and proof of mailing. Also submitted was a Response by Seddon R. Johnson. Maria Burfoot recused herself from the review and decision of this application.
- 2) During the DRB hearing, the building envelope that was initially proposed was modified to allow for more distance from an adjoining neighbor. Twenty-five (25) foot vegetated buffers along the northern and western property lines were also added to the modified building envelope.
- 3) The building envelope is in a treed area towards the back of the parcel to minimize the intrusion into the Meadowland Overlay and an existing farm road will become the driveway. There will be one pullout necessary due to the driveway length. There is a culvert under the road that has been there for some time and two other culverts are planned. There will be level spreaders on the downslope side of the culverts, and the groundwater flow south of the building envelope is to the southwest, and not toward any neighboring homes.
- 4) There are no steep slopes, and the building envelope is within the property's 2-acre Current Use exclusion area.
- 5) The Board found that the proposed development meets or exceeds all dimensional standards included in Section 2.2 (D) in the Rural Residential District
- 6) The Board found that the supplemental development standards of Section 2.2 (E) have either been satisfied by the application materials presented or are not applicable.
- 7) The Board found that the lot was created prior to January 1, 1984, and that Section 2.13 (E)(1)(b) is applicable.
- 8) The Board found that the application, as modified at the hearing, satisfies Section 2.13 (E)(1)(b)(i)-(iii) of the Regulations.
- 9) The Board found that the Conditional Use Standards found in Section 5.3 (A)(1) have been satisfied.
- 10) The Board found that the Standards of Section 5.3 (A) (2) – (5) have been satisfied by the revised application plans.

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TOWN OF WARREN VERMONT
 Documents received for record on
 12-10-2025 at 11:30 AM
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 Attest: [Signature] Town Clerk
 VPLTR: #

Notice of Decision:

Conditions:

1. The applicant and any future property owners must maintain a 25' vegetated buffer along the western and northern property lines for the extent of the building envelope, and on the replacement along the western portion of this buffer of any dead, diseased, or dying trees with the planting of a 1" caliper or larger native species.
2. The applicant is responsible for obtaining any and all required VT State permits that may apply to this project.

The Development Review Board, having found that the application has satisfied the requirements under Table 2.2 Rural Residential District, Sections under 2.13 (E)(1)(b) and 2.13 (E)(1)(b)(i)-(iii) under Table 2.13 The Meadowland Overlay District and the standards under Article 5 Conditional Use Review, approves with any and all provisions outlined during the hearing being met, the applicant's request for a driveway and building envelope as per the plans and specifications submitted to and approved by the Board in the application and modification of the location of the building envelope.

Development Review Board


 Megan Moffroid Date

 Jeff Schoellkopf Date


 Jon Rickard Date

 Maria Burfoot Date


 Chris Noone 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].