

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
SUBDIVISION REVIEW

000267

Application **#2006-04-SD**, Boundary Line Adjustment, *Article 6.2 (E)*, submitted by Mark Flinn on behalf of **George Hall**, seeking approval of a boundary line adjustment for the purpose of satisfying setback requirements for addition of a bedroom and attached garage, on parcel ID # 023002-800 located in the Rural Residential District. The applicant is swapping an equal amount of land of approximately .06 acre with the adjoining landowner, Christine Goulet whose parcel is ID # 023002-801.

A duly warned hearing was held on Wednesday April 19, 2006. Members in attendance were: Peter Monte, David Markolf, Chris Behn and Virginia Roth. Others in attendance were: Susan & Peter McLaren, Laura Crandall, Dave Olenick, Karin Ware, Jeff Swann, Carol Ackland, Ken Friedman, Kathie Friedman, Eric Brattstrom, Mark Flinn, George Hall, Miron Malboeuf, and Ruth Robbins.

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. The applicant submitted the following: Completed application, proof of abutter notification, and preliminary paper copy of mylar showing the new boundary line George Hall and Christine Goulet.
2. George Hall and Christine Goulet are swapping .06 acres to alter the property line to comply with the setback requirements for a planned addition to the dwelling.
3. This boundary line adjustment will not result in any non-conforming lots.
4. The Board finds that the application meets the requirements of *Article 6 Subdivision Review* with the condition that the final plat submitted shows the corrected lot numbers.

NOTICE OF DECISION:

Based on the forgoing Findings of Fact and Conclusions of Law, application **#2006-04-SD** submitted by Mark Flinn on behalf of **George Hall** requesting a Boundary Line Adjustment is hereby approved with the following conditions:

1. The .06 acres from George Hall to Christine Goulet is to be deeded and merged with **parcel ID # 023002-801** within 60 days of the property transfer.
2. The .06 acres from Christine Goulet to George Hall is to be deeded and merged with **parcel ID # 023002-800** within 60 days of the property transfer.
3. Within 15 days of said permit, Ms. Goulet must acknowledge her participation in the application in writing.
4. That the mylar submitted is in conformance with the requirements outlined in Article 6, Table 6.2 (B) and with the correct Lot numbers.
5. In accordance with Section 6.5 and the Act [§4416], within 90 days of the date of receipt of final plan approval under Section 6.4(C), the applicant shall file 3 copies of the final subdivision plat, **1 mylar copy and 2 paper copies**, for recording with the town in conformance with the requirements of 27 V.S.A., Chapter 17. Approval of subdivision

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plats not filed and recorded within this 90-day period shall expire. Prior to plat recording, the plat must be signed by at least two authorized members of the Development Review Board.

Approval shall become effective once this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. Beginning the effective date of this decision, there is a 30-day period during which parties may appeal the decision to the Environmental Court.

Development Review Board

Peter Monte 5-3-06

Peter Monte date

David Markolf 5/3/06

David Markolf date

Chris Behn 05-03-06

Chris Behn date

Virginia Roth 5/3/06

Virginia Roth date

TOWN OF WARREN, VT
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Rita Wilson
TOWN CLERK