

TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT & NOTICE OF DECISION  
SUBDIVISION REVIEW – REVISIONS TO AN APPROVED PLAT  
#2007-17-SD KYLE

000165

Dorothy R. Kyle submitted an application requesting a modification to her approved building envelope that would increase it by 25 feet. The property is located at 136 West Hill Road Extension and is part of the Lincoln Ridge Subdivision Lot # 20. The purpose of the requested enlargement is to accommodate the construction of a pole barn.

A duly warned hearing was held on Wednesday September 5, 2007 and attended by the following DRB members: Peter Monte, David Markolf, Jeff Schoellkopf, Virginia Roth and Lenord Robinson. Others in attendance were: Dorothy Kyle, Don Swain, Alex Maclay, Miron Malboeuf and Ruth Robbins.

**Findings of Fact & Conclusions of Law:**

- 1- The applicant submitted a completed application, notice to abutters and proof of mailing, and a site plan.
- 2- Specifically the request is for a 25 foot extension of the building envelope on the eastern side which runs approx. 150 feet in length.
- 3- This enlargement will be to accommodate the addition of a pole barn [un-insulated structure for equipment storage].
- 4- The addition of this structure would not alter the current tree cutting restriction boundary.
- 5- The extended building envelope conforms with § 7.3 (C) as it has no greater impact on the Secondary Conservation Area than what was approved in the original decision.

**Notice of Decision:**

The Development Review Board, finding that the amended site plan meets the criteria of *Article 6, §6.7, Revisions to an Approved Plat* and *Article 7, Subdivision Standards of the Warren Land Use and Development Regulations*, approves the extension of the building envelope of the approx. 150 foot eastern boundary by 25 feet with the following conditions:

- 1) The project shall be constructed and used only in accordance with the terms, plans, procedures and specifications stated:
  - In the application
  - All exhibits furnished by the applicant
  - The Subdivision Plat as approved by the Development Review Board [DRB].
  - All findings of fact and conclusions previously stated above in this decision as well as the previously approved decision for the Lincoln Ridge LLC Subdivision #2005-05-SD / #2005-05-CU dated 7/20/05 and subsequent amendments.

In Accordance with Section 6.5 and the Act[§ 4416], within 180 days of the 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 plats not filed and recorded within this 180-day period shall expire. Prior to plat recording, the plat must be signed by at least two authorized members of the Development Review Board.

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The surveyed site plan to be recorded in the Warren Land Records shall include a separate sheet that shows only the following information: Lot Lines, Lot Line Dimensions, Parcel Area Text, Building and Out Building Locations, Boundary Information such as fences, stone walls, boundary markers, and additional sheet(s) that show the same information plus all other detail required by this approval.

Not later than ten (10) days after the date the surveyed site plan is filed for record in the Warren Land Records, the applicant shall caused to be filed with the Town Zoning Administrator a certificate by a Vermont registered land surveyor or a Vermont licensed professional engineer that the certifier has delivered a readable digital copy of the site plan as filed in the Warren Land Records in AutoCAD drawing format release 2000 or later format to the Warren Lister's office. In addition the drawing should be referenced to Vermont State Plane Feet Coordinates. The deadline for filing this certificate may be delayed to a latter date with either (a) approval of the DRB (b) the written permission of the Warren Lister's Office. Such DRB approval or Town Lister's permission may be given at any time before or after the deadline.

DEVELOPMENT REVIEW BOARD

Peter Monte date

David Markolf 9/19/07  
date

Lenord Robinson 9/19/07  
date

Jeff Schoellkopf 9/21/07  
date

Virginia Roth 9/20/07  
date

TOWN OF WARREN, VT

Received for Record 9/21 2007

at 3:40 o'clock P M and Received in

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[Signature]

TOWN CLERK