

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
SUBDIVISION REVIEW – BOUNDARY LINE ADJUSTMENT
#2007-05-SD MOFFROID, MARY & PIERRE**

Marry and Pierre Moffroid of 702 Prickley Mountain Road, parcel id # 038001-400, are requesting a Boundary Line adjustment that involves giving an one (1) acre parcel to Nancy and Charles Taplin of 344 Dimetro Road, parcel id # 038000-800. The purpose of this boundary line adjustment is to compensate the Taplins for land given to Eric and Jennifer Moffroid, parcel id # 038000-801.

A duly warned hearing was held on Wednesday February 21, 2007 and attended by the following DRB members: David Markolf, Peter Monte, Lenord Robinson, Virginia Roth and Bob Kaufmann. Others also in attendance were: Jen Moffroid, Megan Moffroid, Alec Newcomb, Damon Reed, Don Swain, Erin Post, Robin Bennett, Keith Streeter, Miron Malboeuf and Ruth Robbins.

Findings of Fact & Conclusions of Law:

1. The applicant submitted the following: Completed application, abutter notification and proof of mailing; and site plan showing land acquisitions as a result of the boundary line adjustments.
2. Purpose of boundary line adjustment is for compensation for the boundary line adjustment [application #2007-04-SD] between Charles and Nancy Taplin and Eric and Jennifer Moffroid.
3. The new acreage amounts for both the Taplins and Mary & Pierre Moffroid were both in compliance with the minimums required by Town regulations.

Notice of Decision:

Based on the forgoing Findings of Fact and Conclusions of Law, application # 2007-04-SD submitted by Jen and Eric Moffroid, is found by the Board to meet the standards of Article 6 Subdivision Review, Section 6.2 (E) Boundary Adjustments and Article 7 Subdivision Standards and is hereby approved subject to the following:

1. The 1.0-acre from Mary and Pierre Moffroid is to be deeded and merged with parcel ID # 038000-800 [the Charles Farrand Taplin Revocable Trust parcel id # 038000-800] within 60 days of the property transfer.
2. The final mylar to include the new total acreage amounts for the Taplins property and the Pierre and Mary Moffroid property.
3. That the mylar submitted is in conformance with the requirements outlined in Article 6, Table 6.2 (B).

In accordance with Section 6.5 and the Act [§4416], within 180 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 plats not filed and recorded within this 180-day period shall expire. Prior to plat recording, the

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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 3-21-07
Peter Monte date

David Markolf date

Bob Kaufmann date

Lenord Robinson 3/21/07
Lenord Robinson date
Virginia Roth 3/21/07
Virginia Roth date

TOWN OF WARREN, VT

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