

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
BOUNDARY LINE ADJUSTMENT AND SUBDIVISION REVIEW
#2006-12-SD - PATTERSON

000223

Application #2006-12-SD submitted by Nicole Fitch of McCain Consulting on behalf of Martin and Jennifer Patterson seeks approval for a Boundary line adjustment that will create two lots from an existing three lot configuration. The Pattersons own three contiguous lots totaling 7.45 acres under parcel id # 016005-100. The two new lots would be 6.26 acres and 1.19 acres.

A duly warned hearing was held on Wednesday August 9, 2006. The DRB members in attendance were: Peter Monte, David Markolf, Virginia Roth, and Lenord Robinson. Others in attendance were: Sally Bryson, Jeremiah Shanahan, Nicole Fitch, Peter DeGraff, Andy Broderick, Pat Collins, Erin Post, Linda Lloyd, Bob Ackland, Margo Wade, Bill Maclay, Rick and Laurie Patterson, Miron Malboeuf and Ruth Robbins.

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

- 1- The applicant submitted the following: Completed application, abutter notification and proof of mailing; site plan showing the boundary line adjustment and final two-lot subdivision.
- 2- The two lots would be divided into one lot of 6.26 acres for the existing home (Lot #1) and a second lot (Lot #2) of 1.19 acres, currently undeveloped.
- 3- The boundary line adjustment and resulting subdivision will not result in any non-conforming lots.
- 4- The Development Review Board found the application met the applicable standards under both Article 6 Subdivision Review and Article 7 Subdivision Standards.

NOTICE OF DECISION:

Based on the forgoing Findings of Fact and Conclusions of Law, application #2006-12-SD submitted by Nicole Fitch of McCain Consulting on behalf of Martin and Jennifer Patterson is approved with the following conditions:

- 1) The owner of Lot #2 be required to become a member of the Retriever Run Maintenance Association
- 2) 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 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.

TOWN OF WARREN, VT

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TOWN CLERK

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
BOUNDARY LINE ADJUSTMENT & SUBDIVISION REVIEW - PATTERSON - #2006-12-SD

Development Review Board

Peter Monte date
[Signature] 9/6/06

David Markolf date

Lenord Robinson 9/6/06

Lenord Robinson date
[Signature] Sept. 6 2006

Virginia Roth date