

TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT AND NOTICE OF DECISION  
SUBDIVISION REVIEW  
#2006-01-SD - THOMPSON

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000089

Application #2006-01-SD submitted by Carol Thompson looks to subdivide an existing 2.4 +/- acre parcel located at 72 Middle Pines Road. (Parcel id # 005001-800) The property is in the Rural Residential District and the resulting lots will be 1.3 acres and 1.10 acres. Application requires review under Article 6, (§6.3) Preliminary Plan Review, Article 7, Subdivision Standards.

A duly warned hearing was held on January 4, 2006 and continued a couple of times until it was finally concluded at a hearing on March 8, 2006. The Board members in attendance on January 4, 2006 were: Peter Monte, David Markolf, Chris Behn, Eric Brattstrom and Lenord Robinson. Others in attendance were: Carol Thompson, Anna Whiteside, Shelia Getzinger, Neil Johnson, Joan Langsam, Ted Joslin, Miron Malboeuf and Ruth Robbins. For the hearing on March 8, 2006, the presiding members were: Jeff Schoellkopf, Chris Behn, Eric Brattstrom, Virginia Roth and Lenord Robinson. Others in attendance were: John Connell, Jared Moninger, Linda Lloyd, Carol Thompson, Dorothy Todd, Miron Malboeuf and Ruth Robbins. A site visit was conducted on Wednesday January 18, 2006 at which the following Board members David Markolf and Eric Brattstrom were in attendance. Others at the site visit were: Mac Rood and Burt Bauchner of the Select Board, Carol Thompson (property owner), John Donaldson (Affordable Housing Committee) and Miron Malboeuf (Zoning Administrator).

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

- 1- The following documents were submitted regarding this application:
  - Completed application, notice to abutters and proof of mailing.
  - Site Plan, septic design by Charles Grenier dated 11/01/05
- 2- The applicant is looking to divide her property into two conforming lots with one that encompasses the existing house and garage and the other for her to build a small energy efficient house that will become her new home.
- 3- The applicant's property abuts a parcel that is owned by the Town of Warren. The Town may want to request a right-of-way to their adjoining property for development of affordable housing. The applicant has indicated she will be willing to work with the Town when the time came.
- 4- The applicant stated that there was no road maintenance agreement, that the full time residents paid the bulk of the costs whenever the road needed repair. Historically the road has been kept in good repair and being a level road doesn't pose any major problems.
- 5- The Board found the application met the applicable standards under Article 6 and Article 7.
- 6- It is requested of the applicant that when the final plat is submitted that an electronic CAD version be provided if at all possible.

TOWN OF WARREN, VT  
Received for Record 4/20 2006  
at 9:30 o'clock A M and Received in  
Vol 132 Page 89-90  
Ruth Goss  
TOWN CLERK

**Notice of Decision:**

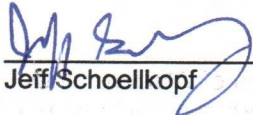
The Development Review Board approves the application subject to the following conditions:

- 1) The project shall be constructed and used only in accordance with the terms, plans, procedures and specifications stated:
  - a. In the application
  - b. All exhibits furnished by the applicant
  - c. All findings of fact and conclusions stated above in this decision.
  - d. The Subdivision Plat approved by the DRB.
- 2) When a driveway is contracted onto Lot 7A that it meet the requirements of § 7.6 (B) (2).

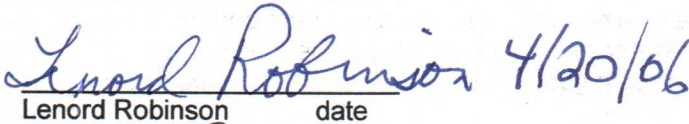
In accordance with Section 6.5 and the Act [§4416], within 90 days of the date of receipt of final plan approval under Section 6.4(C), the applicant shall file 3 copies of the final subdivision plat, 1 mylar copy and 2 paper copies, for recording with the town in conformance with the requirements of 27 V.S.A., Chapter 17. Approval of subdivision 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 dated of this decision, there is a 30-day period during which parties may appeal the decision to the Environmental Court.

**Development Review Board**

 4/20/06  
Jeff Schoellkopf date

Chris Behn date

 4/20/06  
Lenord Robinson date

 7 Apr '06  
Eric Brattstrom date

~~Virginia Roth~~ date