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TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
SUBDIVISION REVIEW
#2006-07-SD WILLIAMS

Thomas and Mary Williams of 761 Cider Hill Road have two parcels, #012003-300 of approx. 18.1 acres and #012003-200 of approx. 2.79 acres in the Meadowland Overlay District. Currently these two parcels are divided by a piece of land owned by Jeffrey Resnick, parcel # 012000-300. The purpose of the Williams application is to subdivide the smaller lot into two lots: Lot A of 1.13+/- acres, and Lot B of 1.65+/- acres. No development is proposed in either of these two lots. Lot A will subsequently be conveyed to Mr. Resnick with a counter conveyance from him to allow the Williams to have their property become contiguous. (Please see Findings of Fact & Notice of Decision for Subdivision Review for #2006-08-SD – Resnick).

A duly warned hearing was held on May 3, 2006 and continued to June 21, 2006. Members attending the May 3rd meeting were: Peter Monte, David Markolf, Chris Behn, Virginia Roth and Lenord Robinson. Others also in attendance were: Nicholas Nowlan, Jeffrey Resnick, Tom Williams, Miron Malboeuf and Ruth Robbins. Members attending the June 21st meeting were: David Markolf, Lenord Robinson, Virginia Roth and Chris Behn. Others there were: Gunner McCain, Shelia Ware, Jeffrey Resnick, Mary Williams, Mary Alice Bisbee, Clayton Paul Cormier, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. Documents submitted for this application include: a completed application, notice to abutters and proof of mailing, preliminary survey showing new subdivision, and site plan dated 3/3/06 by McCain Consulting.
2. It is the William's intention to put approx. 20 acres into land conservation to prevent further development once their two parcels become contiguous.
3. No further development is planned for these parcels.
4. The Development Review Board found the application to be in compliance with the standards set forth under *Article 7 Subdivision Standards*.

Notice of Decision:

The Development Review Board approves the application subject to the aforementioned Findings of Fact and Conclusions of Law listed above and approval of the Subdivision Plat by the DRB.

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 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.

TOWN OF WARREN, VT

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TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION – WILLIAMS #2006-07-SD

Development Review Board

Lenord Robinson 7/19/06
Lenord Robinson date

Chris Behn 07-19-06
Chris Behn date

David Markolf date

Virginia Roth 7/14/06
Virginia Roth date