

**TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT AND NOTICE OF DECISION  
SUBDIVISION REVIEW  
#2011-07-SD JOHN HALL, HALL PROPERTIES, INC.**

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The applicant, **John Hall** of Hall Properties, Inc., requests a boundary line adjustment of 0.29 ± acres between two parcels of an equal amount of triangular pieces of land between the 3.8 acre site and the 57.4 acre site, both which are owned by the applicant. The purpose of this adjustment is to accommodate the construction of one new home on the large lot. The project location is off Plunkton Rd on a 57.4+/- acres site in the Rural Residential District (RR) (Parcel Id# 028000-300).

A duly warned hearing was held on Monday May 16, 2011 and attended by DRB members Peter Monte, Lenord Robinson, Don Swain, Virginia Roth and Jeff Schoellkopf. Others in attendance were Peter Lazorchak, Marc Young, Miron Malboeuf and Ruth Robbins.

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

1. The applicant submitted a complete application, Conditional Use Worksheet, site plan prepared by McCain Consulting, notice to abutters and proof of mailing.
2. The applicant requested permission to submit a final plat with the entire 3.8 parcel surveyed and the rest referring to previous survey(s). The final plat would be stamped by their surveyor with all metes and bounds, with the disclaimer that they are partially relying on work done by others. It was noted that the application for the boundary line adjustment does not include any of the boundaries where the applicant is using previously done work by another surveyor.
3. The Board found that the only developable area on the 57.4 acre parcel will be that area that excludes all steep slopes and does not encroach on the wetland buffers thus not involving any primary or secondary conservation areas.
4. The Board found that there is not a viable alternative route for the driveway and the Board finds that the proposed location is placed so as to have minimal impact on the existing wetlands.

**Notice of Decision:**

The Warren Development Review Board finds that the standards of Article 7 have been satisfied and the boundary line adjustment as requested is approved subject to:

- 1) The location of the well and wastewater system for the new dwelling on the 57.4 acre lot be indicated on the final plat;
- 2) Building envelopes for both the existing dwelling on the 3.8 acre lot and the proposed dwelling on the 57.4 acre lot be clearly depicted on the final plat;
- 3) Any and all other specifications as submitted in the application are to be adhered to in the development of this project.

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 4 copies of the final subdivision plat, 1 mylar copy and 3 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

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period shall expire. Prior to plat recording, the plat must be signed by at least two authorized members of the Development Review Board.

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 6/20/2011  
Peter Monte date

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Jeff Schoellkopf date

Lenord Robinson 6/20/2011  
Lenord Robinson date

\_\_\_\_\_  
Don Swain date

Virginia Roth 6/22/11  
Virginia Roth date

TOWN OF WARREN, VT

Received for Record 6/22 2011

at 12:13 o'clock P M and Received in

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Robert Don

TOWN CLERK