

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
SUBDIVISION REVIEW – BOUNDARY LINE ADJUSTMENT
#2009-01-SD HARTSHORN**

Mrs. McCuin representing the Katherine Hartshorn Trust is requesting two boundary line adjustments for the property at 2630 Lincoln Gap Road, parcel id # 003006-202. Both Mrs. McCuin and her brother, Alan Hartshorn, have property that adjoins their late mother's property, which may be put up for sale in the future. The boundary line adjustments give both Mrs. McCuin and Mr. Hartshorn additional acreage for buffer purposes. Mr. Hartshorn will receive 4.21 acres and Mrs. McCuin will receive 0.24 acres. The remaining lot retained by the Katherine Hartshorn Trust will be a 3.36 acre lot. Both of these additional pieces of land will be merged with the existing parcels owned by Mrs. McCuin and Mr. Hartshorn, respectively.

A duly warned hearing was held on Wednesday May 20, 2009. DRB members in attendance were: Lenord Robinson, Peter Monte, David Markolf, Chris Behn and Virginia Roth. Others also in attendance were: Rachel McCuin, Alan (Butch) Hartshorn, Peter MacLaren, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, surveyed site plan, notice to abutters and proof of mailing.
2. The Katherine Hartshorn Trust property was previously subdivided in 1992.
3. The request is for two (2) boundary line adjustments: 1) 0.24 acre to Rachel McCuin and 2) 4.21 acres to Alan & Connie Hartshorn.
4. The Board found that the requested adjustments will not alter the original subdivision standards.

Notice of Decision:

In accordance with Section 6.2 (E) of the Warren Land Use and Development Regulations the Board approves each of the boundary line adjustments subject to the requirement that the 0.24 acre piece be merged by deed with the adjoining lot owned by Rachel McCuin and the 4.21 acre piece be merged by deed with the adjoining lot owned by Alan and Connie Hartshorn.

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

The surveyed site plan to be recorded in the Warren Land Records shall include a separate sheet that shows only the following information: Lot Lines, Lot Line Dimensions, Parcel Area Text, Building and Out Building Locations, Boundary Information such as fences, stone walls, boundary markers, and additional sheet(s) that show the same information plus all other detail required by this approval.

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

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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 6-3-09
Peter Monte date

Chris Behn date

Virginia Roth 6/3/09
Virginia Roth date

Lenord Robinson 6/3/09
Lenord Robinson date

David Markolf 6/3/09
David Markolf date

TOWN OF WARREN, VT
Received for Record 6/4 2009
at 10:30 o'clock A M and Received in
Vol 200 Page 735-736
Ruby Yoss
TOWN CLERK