

5-5-22
3:10 pm
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**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Subdivision Review
#2022-03-SD Spring**

0 513

Peter and Alison Spring, requested approval of a 2-lot subdivision of property on Ridgeview Road, parcel id # 002003-900, consisting of 29 +/- acres, located in the Rural Residential District. They are proposing one parcel of 20.4 acres (Lot 1A) and the second parcel of 8.6 acres (Lot 1B). This is a minor subdivision. Both proposed parcels will be suitable for future single-family homes with associated infrastructure. There is no proposed construction at this time.

A duly warned hearing was held on Monday April 18, 2022 with DRB members Megan Moffroid, Peter Monte (Chair), Chris Noone and Jeff Schoellkopf attending. Others in attendance were Paul and Sheri DiFlavio, Greg and Maureen Kaminski, Gunner McCain, Diane Palmeri, Vera Resnick, Peter Spring, Ruth Robbins (ZA), and Carol Chamberlin (Recording Secretary). A site visit was held earlier in the day that was attended by Peter Monte, Ruth Robbins, Chris Noone, Diane Palmeri and Gunner McCain.

Findings of Fact and Conclusions of Law:

- 1) The applicant submitted a complete application, site plan by McCain Consulting, notice to abutters and proof of mailing.
- 2) The building envelopes are situated outside the Meadowland Overlay and there are no steep slopes greater than 24.99% within the envelopes. An erosion control plan is noted on Sheet T-1 submitted by McCain Consulting.
- 3) Some driveway infrastructure and power lines are already in place, and that Lot 1B is applying for an amended Wastewater Permit due to some minor configuration changes. No house site is currently planned for Lot 1A, and the applicants are aware that if development is planned in a location that includes slopes over 15%, Conditional Use review will be required.
- 4) The Board found that this is a Minor subdivision and that the parcel is not part of any previous subdivision.
- 5) The Board found that the General Standards of Section 7.2 are satisfied by the application materials and conditions agreed upon.
- 6) The Board found that all utility lines will be installed below ground as required by the Land Use and Development Subdivision standards.
- 7) The Board found that Section 7.3, related to protection of conservation areas, is satisfied due to a) further review will be required for any encroachment on steep slopes and b) the proposed building envelopes exclude very steep slopes and the Meadowland Overlay.
- 8) The Board found the Standards outlined in Sections 7.5 through 7.10 to be inapplicable to the application, as the approval being sought is for the layout of lots rather than actual development of the sites.

Notice of Decision:

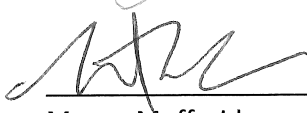
The DRB approves the applicant's request for a 2-lot subdivision subject to the following:

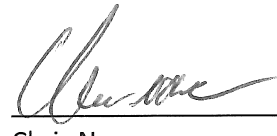
1. In Accordance with Section 6.5 and the Act [§ 4416], within 180 days of the receipt of final plan approval under Section 6.4 (C), the applicant shall file 4 copies of the final subdivision plat, 1 mylar copy and 3 paper copies, for recording with the town in conformance with the requirements of 27 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.
2. In accordance with the informal agreement between the parties, the area designated as a buffer on the sketch plan that is to remain vegetated, with no cutting of trees greater than 6" in diameter unless dead, diseased, or dying, is to also be depicted on the final mylar.

Development Review Board

 5/3/22
 Peter Monte, Chair Date

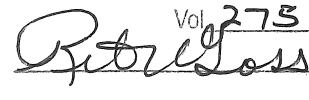
 Jeff Schoellkopf Date

 5/4/22
 Megan Moffroid Date

 5/4/22
 Chris Noone Date

TOWN OF WARREN, VT

Received for Record 5/5 2022
 at 3:10 o'clock P M and Received in
 Vol. 275 Page 513-514


 TOWN CLERK

VT Property Transfer Tax Return # _____

