TOWN OF WARREN
ADMINISTRATIVE REVIEW
BOUNDARY LINE ADJUSTMENT ~ REVISED~
#2022-04-SD-BLA-AR ~ HALLY-SARACENO

Application #2022-04-SD-BLA-AR Boundary Line Adjustment has been submitted by Andrew Hally, Gina Consylman and Ted & Sue Saraceno requesting a Boundary Line adjustment between parcels id # 023002-2 and # 023002-1 located at 1255 Fuller Hill Road and 941 Fuller Hill Road, respectively, in the Rural Residential District. The boundary line adjustment will add a section of property 86' x45' [3,870 sf] added to parcel ID # 023002-2 and will be subtracted from parcel ID # 023002-1.

The purpose of this request is to allow for the construction of a garage at 1255 Fuller Hill Road without it encroaching into the Meadowland Overlay District or slopes of 15% or greater. This boundary line request maintains conforming lots for both parcels. [*Article 6, Sec. 6.2 (E).]*

This requested amendment meets the requirements found under Sec. 9.8 Municipal Administrative Requirements, (F) Administrative Review (1) (d). As such, all abutting land owners and each member and alternate of the Development Review Board were given written notice with proof of mailing on May 5, 2022. On the same date, notice was published in the Valley Reporter and posted in three public places in the municipality, including posting of the notice within view of the public right(s)-of-way nearest to the subject property.

The Administrative Officer found the following:

- The applicant submitted a proposed Boundary Line Adjustment Plan prepared by Glenn R. Towne, registered Land Surveyor, dated September 2021.
- The reconfigured lots will conform to the standards of the Rural Residential District, Article 2, Table 2.2 of the Warren Land Use and Development Regulations and no additional new lots will be created by this action.
- The proposed construction of a garage will meet the setback requirements as stated in Table 2.2 of the Warren Land Use and Development Regulations.

Notice of Decision:

The Administrative Officer hereby approves, based on the above findings, the application for a Boundary Line Adjustment between parcels id # 023002-2 and # 023002-1 located at 1255 Fuller Hill Road and 941 Fuller Hill Road, respectively

In accordance with Sec. 9.8 Municipal Administrative Requirements, (F) Administrative Review (1) (d) of the Warren Land Use and Development Regulations the Administrative Officer hereby approves, based on the above findings, the application for the boundary line adjustment as proposed in application #2021-06-SD-BLA-AR subject to the requirement that the revised deeds be filed and recorded with the Warren Town Clerk no sooner than 15 days after the decision has been signed and recorded no later than 30 days after the recording of the Mylar.

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 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 180-day period shall expire. Prior to plat recording, the plat must be signed by the Administrative Officer.

Administrative Officer

Ruth V. Robbins 06/03/2022
Ruth V. Robbins date
Town of Warren Zoning Administrator

TOWN OF WARREN, VT
Received for Record 6/3 2022
at 10:35 o'clock A M and Received in
Vol 276 Page 199
Patricia Goss
TOWN CLERK
VT Propery Transfer Tax Return #_____