

TOWN OF WARREN
ADMINISTRATIVE REVIEW
BOUNDARY LINE ADJUSTMENT
#2022-10-SD-BLA-AR Hyde

Application #2022-10-SD-BLA-AR Boundary Line Adjustment submitted by Anne Hyde has requested a Boundary Line adjustment between two pre-existing parcels under parcel id# 023002-300 located at 1268 Fuller Hill Road in the Rural Residential District. The boundary line adjustment will increase a 3.7 +/- acre parcel [known as the Barn Lot] to 7.6 +/- acres and decrease a 10.2 +/- acre parcel [known as the House Lot] to 6.3 +/- acres.

The purpose of this request is to allow for a more suitable building site on the Barn Lot without it encroaching into the Meadowland Overlay District and with minimum impact on slopes of 15% or greater.

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 June 29, 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 McCain Consulting, Inc., dated June 8, 2022.
- > 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. All lots will remain conforming.

Notice of Decision:

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 the request for a Boundary Line Adjustment between two pre-existing parcels under parcel id# 023002-300 located at 1268 Fuller Hill Road.

This approval is subject to the requirement that the revised deeds be filed with the Warren Town Clerk no sooner than 15 days after the decision has been signed and recorded and no later than 30 days after the filing of the Mylar prior to or at the same time as the filing 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 survey 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 7/20/2022
 date

Town of Warren Zoning Administrator

VT Property Transfer Tax Return # _____
 TOWN CLERK _____
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 at 8:30 o'clock A M and Received in
 Received for Record 7/21/2022
 TOWN OF WARREN, VT

