The Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Amendment to an Approved Plat
2016-80-SD-AM Chipalkatty

The applicant Peter Lazorchak, P.E., LEED AP, Wilcox & Barton, Inc., representing the owner, Dushyant & Neela **Chipalkatty**, is requesting an amendment to the approved plat. The project proposes to relocate the previously approved building envelope downhill 25' in a South-Easterly direction, to accommodate a new house location, septic system and driveway. The property is located in the Rural Residential District at 77 Timber Ridge Road, ID. # 048000-111.

A duly warned hearing was held on Monday December 5, 2016 and attended by DRB members: Peter Monte, Chris Behn, Don Swain and Tom Boyle. Others in attendance were: Don Marsh, David Frothingham, Bill Moore, Tomislav Marincic, Jas Smith, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, site plan including an erosion control plan and landscape plan, notice to abutters and proof of mailing.
2. Though some clearing had taken place prior to this owner, the slope of the land, additional planting of new trees and the shift of the house location will keep the dwelling from standing out.
3. One of the abutters expressed concern with soil/sediment erosion making its way into their pond – an experience they had with another neighbor when that house was constructed. After much discussion and a review of the erosion control measures the Board found that it was a low risk development, there are some woods that provide natural filtration and the erosion control plan was comprehensive.

Notice of Decision:

The Board, having found that the shift in the location of the building envelope created no negative effects and met all standards for subdivision review, approved the request for the building envelope to be moved downhill 25' in a South-Easterly direction. This is subject to the following:

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.

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 be caused to file 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 later 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.

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Development Review Board

1/16/17

Peter Monte date

Don Swain date

1-16-17

Tom Boyle date

01/16/2017

Chris Behn date

TOWN OF WARREN, VT
Received for Record 1/17 2017
at 11:18 o'clock A M and Received in
Vol 243 Page 394-395
Rita Goss
TOWN CLERK
VT Propery Transfer Tax Return # —