

**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Subdivision Review
2016-50-SD Groom**

The applicants, Mathew & Zoe C **Groom**, request approval for a two lot minor subdivision. The subdivision involves the creation of a 3.5 acre lot from approximately a 99.5 acre parcel. The applicants plan to develop the remainder (96 acres) at a later date. This Master Plan proposes to create seven additional lots for a total of eight. The project is located in the Rural Residential (RR) and Meadow Land overlay (MO) Districts at 1094 VT Rte. 100, and is identified as Warren Parcel Id. # 100002-200.

A duly warned hearing for Final Plan approval was held on Monday August 29, 2016 and attended by DRB members Peter Monte, Jeff Schoellkopf, Don Swain and Virginia Roth. Others in attendance were Jon Locker, Matt Groom, Lindsey Durvin, Alexander Arkin, Sean Duffy, Peter Lazorchak, Miron Malboeuf and Ruth Robbins. A Sketch Plan review was held on Monday August 1, 2016 and attended by Peter Monte, Don Swain, Chris Behn and Virginia Roth. Others in attendance were Matt Groom, Jon Locker, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, two site plans dated 6/11/16 and 7/25/16, project narrative, notice to abutters and proof of mailing.
2. The site plan [C-1] shows the class 2 wetlands and required buffers and contours indicating the slope percentages. Site plan [C-2] contains the erosion control plan and [C-3] shows road profile, cross section and other details.
3. The Board found that the General Standards of Sec. 7.2 (A) through (H) have been satisfied by the application.
4. The Board grants the applicant's request to only be required to survey all boundaries of Lot 1, the entire frontage of the parcel along Rte. 100 and the right-of-way to Lot 1.
5. The Board found that Sec. 7.3, 7.4, 7.5, and 7.6 have been satisfied by the application with the notation that the proposed building envelope does not contain any steep slopes.
6. The Board found that Sec. 7.7, 7.8, 7.9 are satisfied and that Sec. 7.10 is not applicable.

Notice of Decision:

The Board having found that the applicant has satisfied the requirements for subdivision under the Warren Land Use and Development Regulations approves the application for a two lot subdivision as per the plans and specifications as submitted, the standard conditions for subdivision and subject to the following:


- 1) The boundary of lot 1 is to be adjusted to provide for 200 feet of frontage along Rte. 100; the Board's approval of the redesign to be evidenced by the new boundary being reflected on the final subdivision plat [mylar] and the Boards signing of said plat.
- 2) The final plat must show the intended hammerhead turnaround at the junction of the access road to the development and the driveway to the building site for Lot 1.

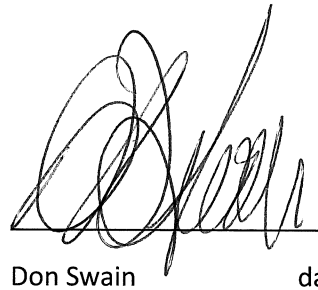
In Accordance with Section 6.5 and the Act[§ 4416], within 180 days of the receipt of final plan approval under Section 6.4 (C), the applicant shall file 4 copies of the final subdivision plat, 1 mylar copy and 3 paper copies, for recording with the town in conformance with the requirements of 27 V.S.A., 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.

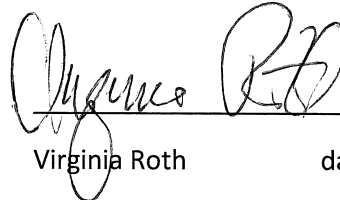
Not later than ten (10) days after the date the surveyed site plan is filed for record in the Warren Land Records, the applicant shall be caused to file with the Town Zoning Administrator a certificate by a Vermont registered land surveyor or a Vermont licensed professional engineer that the certifier 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.

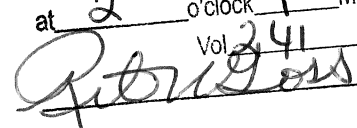
Development Review Board

Peter Monte date

 9/27/16
Jeff Schoellkopf date

 9/27/16
Don Swain date

 9/22/16
Virginia Roth date

TOWN OF WARREN, VT
Received for Record 9/26 2016
at 2 o'clock P M and Received in
Vol. 241 Page 300-301

TOWN CLERK
VT Property Transfer Tax Return #