

The Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Boundary Line Adjustment
~~2006~~-40-SD/BLA Simpson & Perot
2016

The applicants, Kincaid Perot, Trustee of LBC Land Trust and Barry Simpson & Sarah Spencer Simpson propose to transfer .4 acres from a parcel of 132.7 acres (LBC Trust) identified as Warren Parcel Id #100004-601 to Warren Parcel Id 100004-100 located at 209 Bobbin Mill Road. The parcels are located in the Rural Residential and Bobbin Mill Commercial Districts.

A duly warned hearing was held on Monday July 18, 2016 and attended by DRB members Chris Behn, Don Swain and Tom Boyle. Others in attendance were: Bill Haynsworth, Anne Hyde, Damon Reed, Kinny Perot, Gunner McCain, Melanie Simon, Mark Flinn, Diane Simon, Malcolm Simon, Shelia Ware, Barry Simpson, Clayton Paul Cormier, George Gardner, David Olenick, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

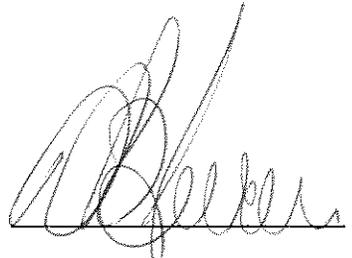
1. The applicants submitted a complete application, request narrative, site plan, notice to abutters and proof of mailing.
2. The two property owners have reached an amicable agreement on the transfer of .4 acres.
3. The DRB found that the requested Boundary Line Adjustment reflects the historical use of the property, does not create any new lots nor does it change any uses of the property. As such, with no material change review under the standards is not called for.

Notice of Decision:

The DRB approves the boundary line adjustment as requested.

Development Review Board


Chris Behn date Aug 01, 2016


Don Swain date 8/1/16

Tom Boyle date

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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.

TOWN OF WARREN, VT

Received for Record 8/2 2016
at 3:50 o'clock PM and Received in
Plat 240 Page 314-315
Robert Ross

TOWN CLERK

VT Property Transfer Tax Return # —