

**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Subdivision Review
#2016-15-SD Taplin 2-lot Subdivision**

The applicants, Charles & Nancy **Taplin**, request Final Plan Review for a two lot minor subdivision. The applicants propose to subdivide an existing 36-acre parcel. Lot 1 will contain the homestead and 34+/- acres. Lot 2 will be 2-acres containing an existing Accessory Dwelling. The project is located in the Rural Residential District (RR), and is located at 344 Dimetro Rd and is identified as Warren Parcel Id. # 023001-701.

A duly warned hearing was held on Monday February 29, 2016 and attended by DRB members Jeff Schoellkopf, Chris Behn, Don Swain and Virginia Roth. Others in attendance were: David Olenick, Scott Kingsbury, Joel Taplin, Charles Taplin, Margo Wade, Maryellen Kinhan, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, site plan, notice to abutters and proof of mailing.
2. The DRB found that the application is a minor subdivision as found under Sec. 6.1 (C) (1) of the Warren Land Use and Development Regulations.
3. The DRB found that the following sections of Article 7 Subdivision Standards are satisfied by the application: Sec 7.1, 7.2, 7.3, 7.4, 7.5 and 7.6.
4. The DRB found that Sec. 7.7 Roads and Pedestrian Access is satisfied subject to the conditions noted below.
5. The DRB found that Sections 7.8, 7.9 and 7.10 satisfied by the application or not applicable.

Notice of Decision:

The DRB hereby approves the request for a 2-lot subdivision as per the site plan submitted and subject to the following conditions:

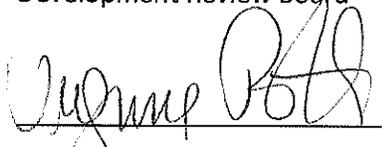
- 1) the eastern right-of-way line coincides with the property line for Lot 2 and is reflected as such on the final plat
- 2) the execution and recordation of the Dimetro Road Extension agreement is made no later than 30 days from the signing of this approval.

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.

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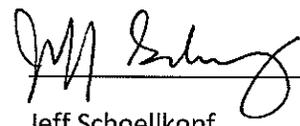
Not later than ten (10) days after the date the surveyed site plan is filed for record in the Warren Land Records, the applicant shall be caused to file with the Town Zoning Administrator a certificate by a Vermont registered land surveyor or a Vermont licensed professional engineer that the certifier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

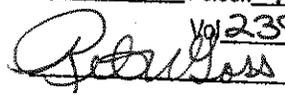
Development Review Board

 4/18/16
Virginia Roth date

 05-15-2016
Chris Behn date

Don Swain date

 4/18/16
Jeff Schoellkopf date

TOWN OF WARREN, VT
Received for Record 5/18 2016
at 11:45 o'clock A M and Received in
Vol 239 Page 292-293

TOWN CLERK
VT Property Transfer Tax Return # _____