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**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
SUBDIVISION REVIEW – BOUNDARY LINE ADJUSTMENT
#2010-04-SD VONMOSCHZISKER**

The applicant, **Felix C Von Moschzisker** is requesting a common property line adjustment between two parcels (lots 21 and 22) owned by him at 1069 Roxbury Mtn. Rd (Parcel Id 001010-902). The request is to reconfigure lot 21 from 4.63+/- acres to 2.72+/- acres and lot 22 from 3.13+/- acres to 5.05+/- acres.

A duly warned hearing was held on Monday March 15, 2010 and attended by DRB members: Peter Monte, Virginia Roth, Bob Kaufmann and Lenord Robinson. Others in attendance were: David Barber, Gretchen Barber, Gunner McCain, Felix Von Moschzisker, Miron Malboeuf and Ruth Robbins.

Findings of Fact & Conclusions of Law:

- 1) The applicant submitted a complete application, Conditional Use Review worksheet, notice to abutters with proof of mailing.
- 2) A site plan prepared by McCain consulting and dated March 11, 2010.
- 3) A letter from Jean and Robert Van Buskirk dated March 9, 2010.
- 4) The applicant's purpose for requesting the lot line adjustment is to have the entire designated meadowland area on one lot so that it's maintenance is consistent.
- 5) This lot line adjust will not result in any non-conforming lots.
- 6) The road access permit has been informally agreed to and is pending formal approval.
- 7) The owner plans on building on Lot 22 for himself. There are currently no plans for Lot 21 but someday it may be developed. Due to the topography of Lot 21, a steep slopes review will be required prior to development.
- 8) Both lots have State approved wastewater systems.

TOWN OF WARREN, VT

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Notice of Decision:

The Board classifies this request as a Boundary Line Adjustment under Section 6.2 (E) and gives Final Plan approval as applied for in the application subject to the filing of the final plat as required under Section 6.5.

1. The project shall be constructed and used only in accordance with the terms, plans, procedures and specifications stated:
 - In the application
 - All exhibits furnished by the applicant
 - The Subdivision Plat as approved by the Development Review Board [DRB]. All findings of fact and conclusions previously stated above in this decision.

