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**Town of Warren**  
Development Review Board  
Findings of Fact and Notice of Decision  
Subdivision 2-lot  
#2024-05-SD Connolly

TOWN OF WARREN VERMONT  
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VPTIR #  
Town Clerk

Application # 2024-05-SD submitted by Maura L. Connolly, requesting Sketch Plan Review for a 2-lot Subdivision. The current parcel of 28.4 +/- acres will become Lot A with 27.35 acres and Lot B will be 1.5 acres. The property is located at 108 Cold Springs Farm Road parcel id# 009001-300 in the Rural Residential District.

A duly warned hearing was held Monday November 04, 2024 for the purpose of a Sketch Plan Review. The DRB members in attendance were Maria Burfoot, Megan Moffroid, Chris Noone and Jeff Schoellkopf. Others in attendance were Ruth Robbins (ZA) and Carol Chamberlin (Recording Secretary). On Monday November 18, 2024 a hearing was held for a Preliminary/Final Plan review. The DRB members in attendance were Chris Behn, Maria Burfoot, Chris Noone, Jeff Schoellkopf. Others in attendance were Maura Connolly, John Egan, Dick King, Mike Marino, Charlotte Robinson, Moxie Robinson, Sam Robinson, Donovan Ward, , Ruth Robbins (ZA) and Carol Chamberlin (Recording Secretary).

**Findings of Fact and Conclusions of Law:**

- 1) The applicant submitted a complete subdivision application and worksheet, a site plan showing the proposed division of land into two parcels by surveyor Willard Gove, Notice to abutters and proof of mailing.
- 2) The Board found to classify the proposal as a minor subdivision, due to there being less than six lots created, and to consolidate the preliminary and final approval reviews at this hearing. The Board also found that the application was complete.
- 3) In reviewing the site plan the Board found that the required frontage of 200 feet was met. The current buildings in Lot B have honored the required setbacks for the zoning district of 40 feet front and 25 feet side and a building envelope on Lot B may be established by using those property line setbacks.
- 4) It was determined that no easement is needed for access to the new lot [Lot B], as the road is a Class 4 Town road.
- 5) It was determined by the review of the site plan that the creation of the new lot [Lot B] will not incur any non-conformance with the setbacks of the existing structures in Lot A.
- 6) The Board found that this is a Minor Subdivision being less than 6 lots. In addition, they found that the application was complete.
- 7) The Board found that the General Standards of Section 7.2 through Sec. 7.9 were either satisfied by the applicant or not applicable to this specific subdivision request. It was noted that as no new development is planned, the Board members did not feel it necessary to address primary or secondary conservation area standards.

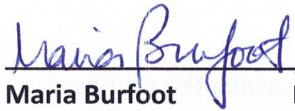
**Notice of Decision:**

The Development Review Board, having reviewed the applicable standards in the Warren Land Use and Development Regulations as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012, hereby approves a 2-lot subdivision subject to the following:

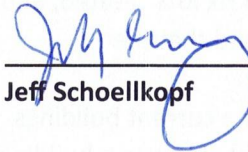
1. The applicant is required to keep Lot A and Lot B in common ownership by covenant and deed in order for the existing cottage industry permit to remain in effect. Deeds must also reflect the easements of any and all utilities servicing Lot B.
2. The applicant is required to submit copies of the final recorded deed(s) to the Zoning Office within 30 days from the signing of this decision.

*In accordance with Section 6.5 and the Act [§4416], within 180 days of the date of receipt of final plan approval under Section 6.4(C), the applicant shall file 3 copies of the final subdivision plat, 1 mylar copy and 2 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.*

**Development Review Board**

 12/16/24  
\_\_\_\_\_  
Maria Burfoot Date

\_\_\_\_\_  
Chris Noone Date

 12/30/24  
\_\_\_\_\_  
Jeff Schoellkopf Date

 12/16/2024  
\_\_\_\_\_  
Chris Behn Date

*Approval shall become effective when this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. The applicant or any other interested person who has participated in a regulatory proceeding of the Development Review Board may appeal a decision rendered by the Board within 30 days of such decision to the Vermont Environmental Court, in accordance with the Act [§4471].*