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Town of Warren

TOWN OF WARREN VERMONT

Development Review Board  
Findings of Fact and Notice of Decision  
Subdivision 2-Lot

Documents received for record on 5-8 2024 at 3:00 PM

Recorded in Volume 283 Page 28-29 of the Warren Land Records.

Attest [Signature] Town Clerk  
VPTTR # [Signature]

#2024-03-SD Deer Road LLC [Daisy Scarzello]

Application #2024-03-SD submitted by Deer Road LLC [Daisy Scarzello] requests Sketch Plan Review for a 2-lot subdivision. The property is off of Deer Road parcel id# 417034, Block A-5, Lots 35 & 36, consisting of .2 acres. The application will be reviewed under the Warren Land Use and Development Regulations as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012.

A duly warned hearing was held Monday April 1, 2024 and attended by DRB members Chris Behn, Megan Moffroid, Peter Monte (Chair) and Jeff Schoellkopf. Others in attendance were Ruth Robbins (ZA), Carol Chamberlin (Recording Secretary), Chris Burfoot, Marie Burfoot, Milford Cushman, Francis Faillace, Jenny Faillace, Gunner McCain and Daisy Scarzello.

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

- 1) The applicant submitted a complete application including the worksheet, a preliminary survey, site plan by McCain Engineering, location maps and the notice to abutters and proof of mailing.
- 2) The applicant has a .2 acre parcel that will be divided into two .1 acre pieces with one remaining with the applicant's parcel, PID # 417034-000 for the purpose of privacy, and the other .01 acre will be transferred to a neighboring parcel in order to increase the size of that lot. No changes to lot access are proposed.
- 3) The Board found this to be classified as a Minor Subdivision.
- 4) the standards of Section 6.3 (A) through (E) have been satisfied as outlined in the discussion held and motions passed during the hearing.
- 5) The Board determined that the property line setbacks define an adequate building envelope.
- 6) The Board found that the standards of Section 7.2 (A) through (H) have been satisfied by the application material presented and that Sections 7.2 through 7.7, 7.9, and 7.10 are not relevant to this application.
- 7) It was confirmed that state Wastewater and Potable Water Supply permits are in place thus the requirements of Section 7.8 have been satisfied.

**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 the 2-lot subdivision subject to the following:

1. Within thirty days of finalization of the subdivision, the applicant is required to merge the parcels designated in green on the site plan into a single deeded lot, unless the current deed already designates them as one parcel.
2. Any development on the residual .1-acre parcel on the west side of Deer Run Road is prohibited.