

Documents received for record on 12-31-2024 at 10:05 AM

Recorded in Volume 286

Page 658-659 of the Warren Land Records.

Attest [Signature] Town Clerk

VPTR #

Town of Warren

Development Review Board

Findings of Fact and Notice of Decision

Subdivision 2-lot

#2024-04-SD Robinson

Application # 2024-04-SD submitted by Steven & Charlotte Robinson (owners) and applicants Sam & Moxie Robinson, requesting Sketch Plan Review for a 2-lot Subdivision. The existing lot 12 will become 8.1 +/- acres and the new lot designated Lot 15 will be 2.0 +/- acres. The property is located at 426 Robinson Road consisting of 10.1 +/- acres, parcel id# 028001-904 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 Donovan Ward of Blue Carbon Environmental, 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 and the 100 foot buffer from the stream was met. Utilizing the stream buffer and the property setbacks of 40 feet front and 25 feet side and year the DRB did not see the need for a smaller defined building envelope.
- 4) 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.

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 final plat must depict the building envelope using the dimensions outlined by the DRB findings that include the standard setbacks for the zoning district of 40 feet front, 25 feet side and rear and additionally taking into account the required 100 foot buffer from the stream.
2. The future development of a dwelling and any associated structures will require a Zoning Permit by the Zoning Administrator.

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.

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#2024-04-SD Robinson

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Development Review Board

Maria Burfoot 12/16/24
Maria Burfoot Date

Chris Noone Date

Jeff Schoellkopf 12/30/24
Jeff Schoellkopf Date

Chris Behn 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].