

**TOWN OF WARREN**  
**ADMINISTRATIVE REVIEW**  
**BOUNDARY LINE ADJUSTMENT**  
**#2025-02-SD-BLA CAMPANELLI/GARILLI [MILLBROOK IMPORTS, INC]**

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Application #2025-02-SD-BLA was submitted by David L. Campanelli and James A. Garilli [Millbrook Imports Inc.] requesting a Boundary Line Adjustment located at *66 West Hill Road* also identified as parcel ID# 016001-200 [Campanelli] and parcel ID #016001-000 [Garilli] in the Warren GIS records.

Mr. Campanelli's parcel is currently .40 acre and with this Boundary Line Adjustment of .14 acre would become .54 acre. Mr. Garelli's parcel is currently 1.0 acre which would decrease the size of his parcel to .86 acre. The Boundary Line Adjustment, which is in the Warren Village Historic Residential District requires a minimum of a .25 acre parcel of which both parcels comply with both before and after the Boundary Line Adjustment. This boundary line request creates two conforming lots with no new development at this time [Article 6, Sec. 6.2 (E).]

This requested action meets the requirements found under Sec. 9.8 Municipal Administrative Requirements, (F) Administrative Review (1) (d). As such, all abutting land owners and each member and alternate of the Development Review Board were given written notice with proof of mailing on January 29, 2025. On January 30, 2025, notice was published in the Valley Reporter and posted in three public places in the municipality, including posting of the notice within view of the public right(s)-of-way nearest to the subject property.

An abutter, Mr. Andrew Paquin, did request review by the Development Review Board which was held on Monday March 3, 2023. The DRB did review the surveyed site plan depicting the proposed 0.14 acres to be transferred to Mr. Campanelli. Mr. Paquin did not attend the meeting to express his concerns and the DRB members moved to decline further review of this matter, and instead allow for the Zoning Administrator to review and decide the application.

The Administrative Officer found the following:

- The applicant submitted a proposed Boundary Line Adjustment Plan prepared by Glenn Towne, Registered Land Surveyor No. 521, dated October 21, 2024.
- The reconfigured lots will conform to the standards of Warren Village Historic Residential District, Article 2, Table 2.3 of the Warren Land Use and Development Regulations and no additional new lots will be created by this action.


Notice of Decision:

The Administrative Officer hereby approves, based on the above findings, the application for a Boundary Line Adjustment between Mr. Campanelli, parcel ID #016001-200 and James A. Garilli [Millbrook Imports Inc.], parcel ID #016001-000.

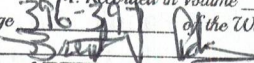
In accordance with Sec. 9.8 Municipal Administrative Requirements, (F) Administrative Review (1) (d) of the Warren Land Use and Development Regulations the Administrative Officer hereby approves, based on the above findings, the application for the boundary line adjustment as proposed in application #2021-06-SD-BLA-AR subject to the requirement that the revised deeds be filed and recorded with the Warren Town Clerk no sooner than 15 days after the decision has been signed and recorded no later than 30 days after the recording of the Mylar.

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 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 the Administrative Officer.

Administrative Officer

 03-05-2025

Ruth V. Robbins date  
Town of Warren Zoning Administrator

TOWN OF WARREN VERMONT  
Documents received for record on  
3-5 2025 at 1:30 PM  
M. Recorded in Volume 287  
Page 306-397 of the Warren Land Records.  
Attest  Town Clerk  
VPTTR # \_\_\_\_\_