

**TOWN OF WARREN  
SUBDIVISION, PRD AND PUD  
PERMIT APPLICATION**

Permit Application No. 2013-01-SD/AMEND Parcel ID # 016004.6

**Application Requirements:** The applicant shall submit to the Administrative Officer, at least 15 days prior to a regularly scheduled Development Review Board meeting, a subdivision, PRD/PUD application and associated fee. The application shall include, with the required fee, 1 original and 5 copies of a subdivision, PRD/PUD application, and 1 original and 5 copies of the proposed sketch plan that include the information for sketch plan applications specified in Table 6.2. Copies of the proposed sketch plan shall be 11" X 17" or smaller. Applicants are strongly urged to review the Town of Warren Land Use & Development Regulations Articles 6, 7 and/or 8 before submitting an application.

1. Name of Landowner(s): June Sardi  
Address: PO Box 831, Waitsfield VT 05673 Telephone: \_\_\_\_\_
2. Applicant(s), if other than Landowner: \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone: \_\_\_\_\_
3. Property Locations: off West Hill Road  
Zoning District: Ag Res / Partially Forest Reserve
4. Does the proposed development contain Steep Slopes as outline in Article 3, §3.4, *Erosion Control & Development on Steep Slopes*? Yes No  
Does the proposed development contain Critical Wildlife Habitat? Yes No N/A  
Is the proposed development within the Meadowland District? Yes No  
Is the proposed development within the Flood Hazard District? Yes No
5. Total acreage to be subdivided: N/A 6. Total number of lots: N/A
7. Attached evidence of written notification to all adjacent property owners, together with a copy of the documentation sent to adjoining to explain the project (see Section 9.8).
8. Attach a narrative describing the proposed subdivision (see Articles 6 & 7).
9. Attach a complete sketch plan (see Table 6.2) of the project.
10. To facilitate the subdivision, PRD/PUD approval process, the applicant should consult the Warren Fire Department before the initial meeting with the Development Review Board. N/A

Signature(s) of Landowner(s) of Record: \_\_\_\_\_

Signature(s) of Applicant(s): \_\_\_\_\_

Date Application Received: 2/26/13

Fee Schedule	
Minor Subdivision	\$400/lot
Major Subdivision	\$800/lot
Lot Line Adjustment	\$300
PRD/PUD Review	\$800
Rev to AP 1/2 Base Fee	
Hearing Notification Fee:	
Minor	<u>\$60.EA</u>
Major	\$100.EA

Fee Received: 500

REQUEST FOR MODIFICATION AND/OR CLARIFICATION  
OF  
FINDINGS OF FACT AND NOTICE OF DECISION

Applicant hereby requests modification and/or clarification of the Findings of Fact and Notice of Decision of the Warren Development Review Board dated November 15, 2006 re: Sardi Subdivision, Permit #2006-09-SD and 2006-09-CU (hereinafter referred to as the "Findings"), as follows:

1. Number 4 of the Findings indicated that the property is enrolled in the current use program and that it is the applicant's intention to continue that and have it be part of the covenants upon sale of the lots. As Lot #4 of the Subdivision is not of a sufficient size to enroll in the Current Use Program, and as withdrawal and exclusion of necessary development areas on Lot #2 could also result in acreage of an insufficient size for enrollment, applicant requests that Finding #4 be amended to read as follows:

**"The parcel is enrolled in the Current Use Program and it is the applicant's intention to continue enrollment as and where that is possible. The Development Review Board Decision in this matter does not require enrollment of the property or any portion thereof in the Current Use Program."**

2. Number 8 of the Findings indicated that sections of the parcels which are in the Forest Reserve District are "no cut areas with the only exception being dead or diseased trees." As enrollment in the Current Use Program necessarily requires that periodic cutting of trees take place, applicant requests that Finding #8 be amended to read as follows:

**"Those sections of the parcels that are in the Forest Reserve District are "no cut" areas with the only exceptions being (a) dead or diseased trees, and (b) periodic timbering in accordance with a Forest Management Plan."**

3. A request is hereby made for modification (slight relocation) of the building envelope located on Lot #1 of the Subdivision.

**"The relocated building envelope located on Lot #1 as depicted on the plan submitted with this Application for Amendment is hereby approved. A final plat depicting the relocated building envelope shall be submitted to Zoning Administrator within 180 days of this approval and the Zoning Administrator is hereby given authority to approve of said revised final plat pursuant to Section 9.8 F (1)(g), prior to recording."**

LOT 3 AREA  
58.0 ACRES ±  
PART OF  
VOL. 86 PAGES 260-265

LOT 2 AREA  
28.3 ACRES ±  
PART OF  
VOL. 86 PAGES 260

LOT 1 AREA  
39.8 ACRES ±  
PART OF  
VOL. 86 PAGES 260-265

Sardi -  
Building Envelope on Lot 1  
as approved by DRB  
(part of approved plan  
recorded @ Map 3/550  
at Slide 106

PHYSICAL EVIDENCE FOUND AT THE SITE THE SURVEY WAS SUPERVISED AND DIRECTED BY DONALD SWAIN, AGENT FOR JUNE SARDI. THE SURVEY WAS COMPLETED BY A SIX SECOND TOTAL STATION CLOSED TRIP WITH A PRECISION RATIO OF 1:13,649. THE BEARINGS ARE ASTRONOMICALLY TRUE AND THE TRUE MERIDIAN IS BASED ON OBSERVATIONS TAKEN BY THE HOUR ANGLE METHOD AT 44°-06' NORTH LATITUDE AND 72°-52'-58" WEST LONGITUDE ON MAY 1 WEST HILL ROAD (TR# 16) IS ASSUMED TO BE IN THE APPROXIMATE CENTER OF A THREE ROD RIGHT OF WAY AND ACCORDING TO VERMONT AGENCY OF TRANSPORTATION RECORDS IT IS A CLASS 1 ROAD.

SUBDIVISION SURVEY IN  
WARREN, VERMONT FOR  
JUNE SARDI



AMERICAN SURVEY COMPANY

'SURVEYING, MONUMENTING, AND MAPPING  
THE LANDS OF AMERICA'

VERMONT OFFICE WILLIAMSTOWN, VT

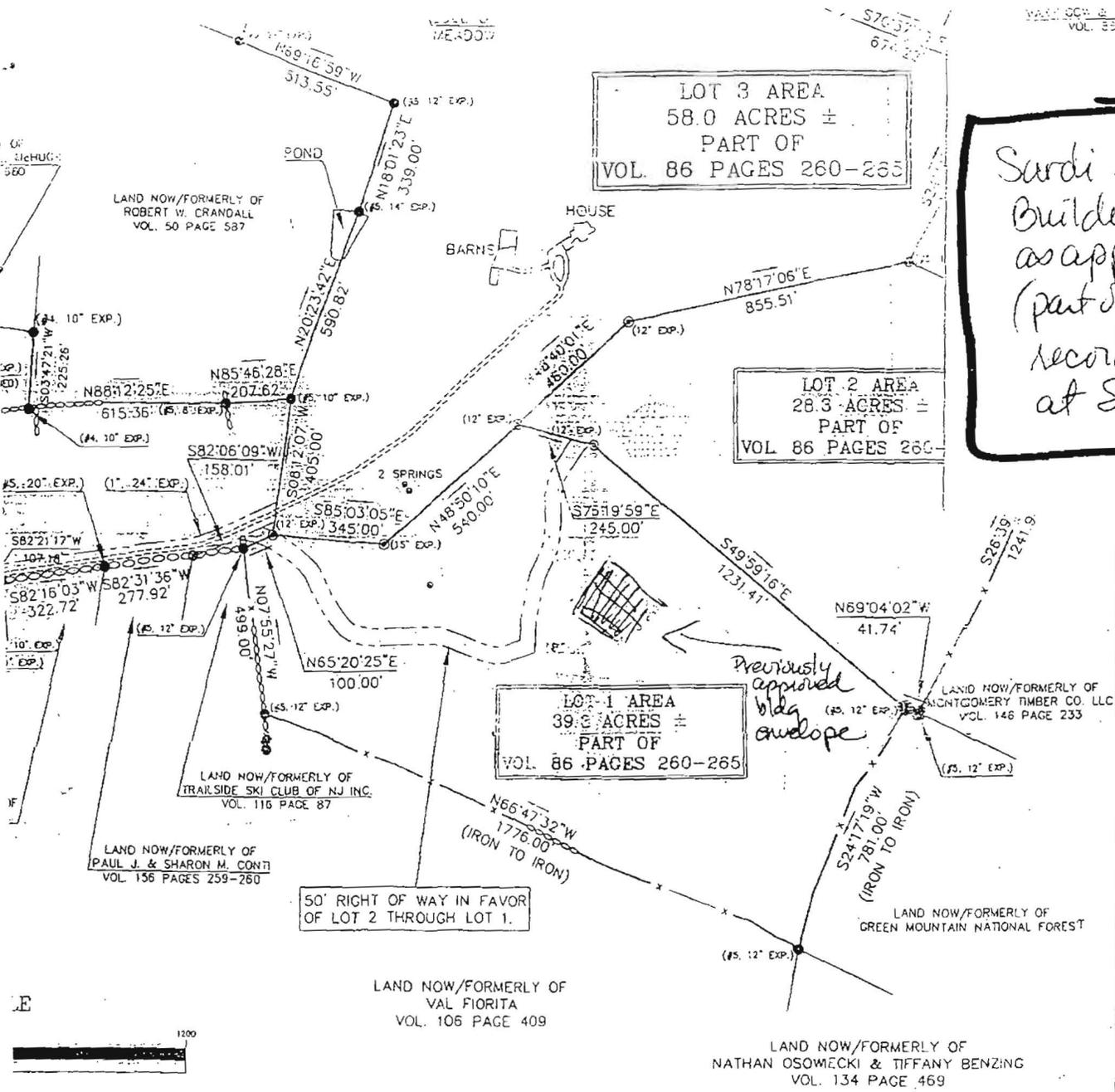
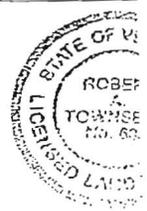
CHIEF OF PARTY L. BARNABY

COMPILED MAY 31, 2005

REVISED (#05064) MAY 8 2007

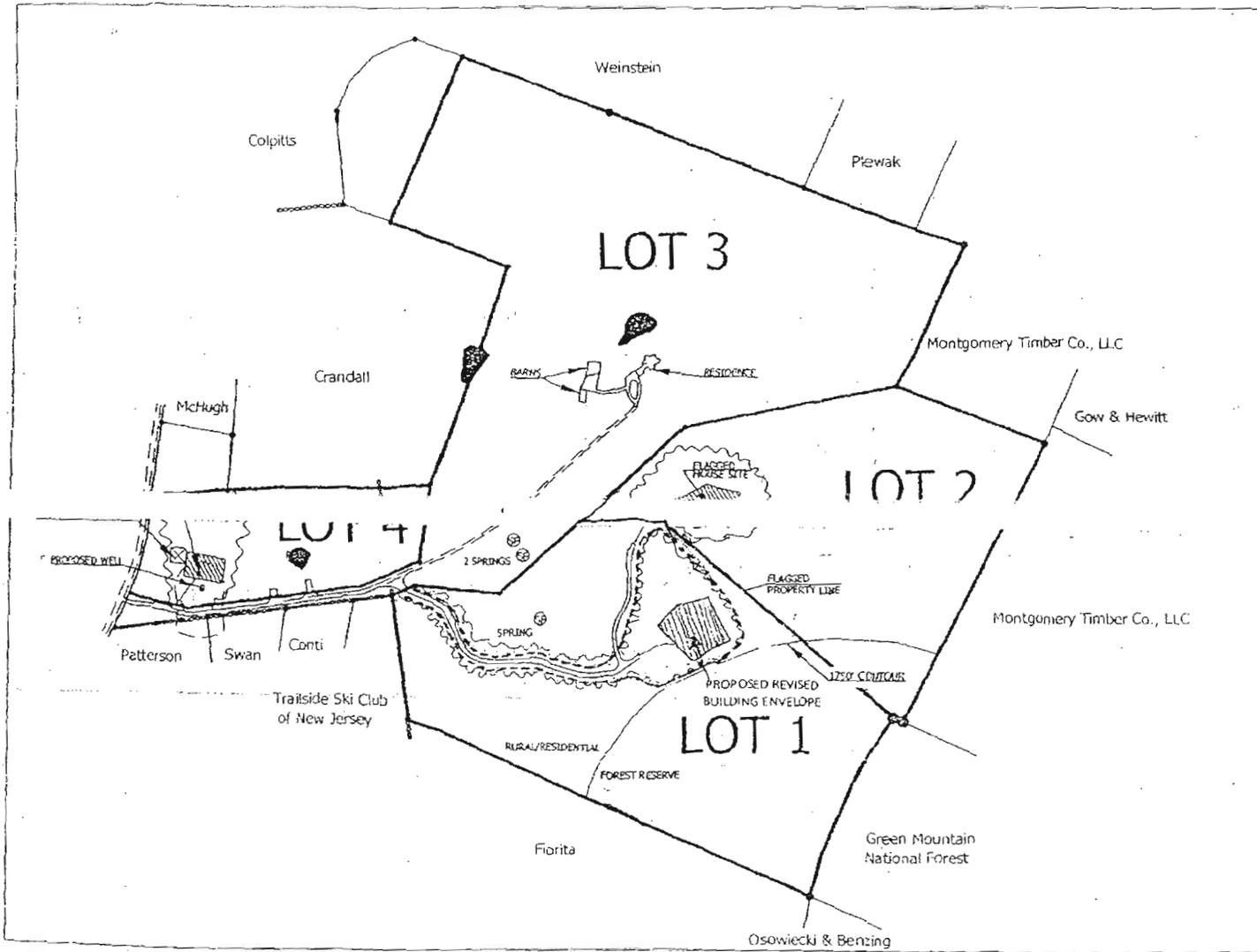
APPROVED REVISED MAY 14 2007

*Robert Townsend*



Filed for record 6/21/07 at 12:15 PM. attested by Warren Town Clerk

Proposed RELOCATED Building Envelope on Lot # 1



**LEGEND**

PROPOSED LOT LINES	———
EXISTING LOT LINES	———
PROPOSED ROAD AND DRIVES	———
EXISTING DRIVE	- - - - -
STONEWALL	⋯⋯⋯
BUILDING ENVELOPE	▨▨▨▨
TREE THINNING LIMIT	~~~~~
EXCLUDED LAND	⋯⋯⋯

TOTAL LAND TO BE EXCLUDED: 5.0+-ac.

SOURCE: BASE MAP: AERIAL PHOTOGRAPHY;  
VT MAPPING PROGRAM

**Mansi Property Lot 1**  
Warren, VT  
Land to be Excluded from  
Current Use Program

**SKETCH PLAN**

Scale: 1" = 500'  
February 14, 2013  
LANDPLAN, INC.

3/18 2013-01-SD-AM

**NOTICE OF APPLICATION FOR MODIFICATION AND/OR CLARIFICATION OF  
SUBDIVISION PERMIT**

Dear Neighbors:

This letter shall serve as notice that an application has been submitted to the Town of Warren for clarification or correction of some of the language of the Town's Subdivision Approval from 2007 and a request for a minor variation in the building envelope located on Lot #1, all as is explained in the Request for Modification and/or Clarification of Findings of Fact and Notice of Decision enclosed herewith, along with maps depicting the currently approved building envelope on Lot #1 and its slight movement closer to the boundary line between Lot #1 and Lot #2.

A hearing has been scheduled before the Warren Development Review Board for Monday, March 18, 2013 at 7:00 p.m. Please do not hesitate to contact Miron Malboeuf, Warren Zoning Administrator, at 802-496-2709, Extension 24 or Extension 28) with any questions.

Sincerely,

2 

June Sardi  
P. O. Box 831  
Waitsfield, Vermont 05673