

**TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT AND NOTICE OF DECISION  
SUBDIVISION REVIEW**

Application #2005-08-SD, Boundary Line Adjustment, Article 6.2 (E), submitted by Bannon Engineering on behalf of Jane Austin, seeking approval of a 2-lot subdivision of 86+/- acres located off Cider Mountain Road in the Forest Reserve District, parcel # 012002-600.

A duly warned hearing was convened on Wednesday May 4, 2005 with the following Development Review Board members in attendance: David Markolf, Lenord Robinson, Jeff Schoellkopf, And Chris Behn.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. The applicant submitted the following: Completed application, proof of abutter notification, and paper copy of mylar showing the new boundary line between Jane Austin and the Chisel Tooth Group, dated 3/8/05.
2. Ms. Austin is transferring 10.1 acres to the adjoining property owner, Chisel Tooth Group. Chisel Tooth Group was shy of the 100 acres necessary for their project to be approved and this addition parcel will be added to the acreage that is being designated as conserved property.
3. No residential or commercial development will take place on this piece of property.
4. The 10.1 acres is being added to approximately 50 acres that is being designated as conserved property with public non-motorized access.
5. The 10.1 acres is to be duly deeded and merged with the adjoining property so as not to be in nonconformance with the minimum lot size required in the Forest Reserve District.

**NOTICE OF DECISION:**

Based on the forgoing Findings of Fact and Conclusions of Law, application #2005-08-SD submitted by Bannon Engineering on behalf of Jane Austin requesting a Boundary Line Adjustment is hereby approved with the following conditions:

1. The 10.1 acres is to be deeded and merged with Lot 6.
2. The property is subject to the conservation area stipulations outlined in the Chisel Tooth approval, application #2005-01-PRD.
3. In accordance with Section 6.5 and the Act [§4416], within 90 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 90-day period shall expire. Prior to plat recording, the plat must be signed by at least two authorized members of the Development Review Board.

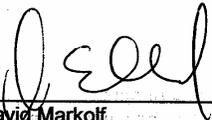
TOWN OF WARREN, VT  
 Received for Record May 26 20 05  
 at 2:00 o'clock PM and Received in  
 Vol 174 Page 146-147  
Elaine E. Fuller  
 assistant TOWN CLERK

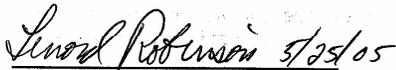
**WARREN DEVELOPMENT REVIEW BOARD**  
**BLANK - BLANK-LOT SUBDIVISION**

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Approval shall become effective once this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. Beginning the effective date of this decision, there is a 30-day period during which parties may appeal the decision to the Environmental Court.

**Development Review Board**

 5/25/05  
David Markolf (date)

 5/25/05  
Lenord Robinson (date)

Jeff Schoellkopf (date)

 05-25-05  
Chris Behn (date)

- Cc: Applicant  
MRVPD  
Zoning Administrator  
Town Clerk  
Consultant  
Interested parties  
Applicant File  
Post