

000624

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

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Application #2006-02-SD submitted by Anne Burns Sidney requesting a 2-lot subdivision of 9.36 +/- acres, parcel ID # 023003-300, on Anne Burns Road in the Rural Residential District. This project requires Review under Article 6, Subdivision Review, Article 7, Subdivision Standards and Article 2, Table 2.2, Rural Residential Districts, of the Warren Land Use and Development Regulations.

A duly warned hearing was held on January 18, 2006.. Members in attendance were: Peter Monte, David Markolf, and Lenord Robinson. Others in attendance were: Anne Burns Sidney, Don Swain, Dennis & Sandy Schneider, Miron Malboeuf, and Ruth Robbins.

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

- 1- The following documents were submitted by the applicant:
  - Completed application and fee
  - Wastewater Disposal System design by Martha M. Price dated 8/20/05 and revised 9/19/05.
  - Survey by Gove Land Surveyors, Inc. dated 11/7/05
  - Certificate of mailing and copy of abutter letter
  
- 2- The proposed project is a 2-lot subdivision producing one lot of approx. 7.23 acres (Lot A) and the other of approx. 2.13 acres (Lot B). The applicant lives on Lot A and plans to sell Lot B. The DRB is considering this as a minor subdivision under Article 6.
- 3- The Wastewater Disposal System design shows the capacity for a four bedroom home on Lot B.
- 4- The DRB has requested that building envelopes for both lots be indicated on the final plat.
- 5- The DRB has asked that there be a road sharing agreement between Lot A and Lot B, to include, but not limited to, a provision for the payment of attorneys fees. Such executed Road Maintenance Agreement to be filed with recorded deed.
- 6- Any dwelling built on Lot B will be restricted to a maximum of 28 feet in height.
- 7- Any utility system be placed underground to Lot B
- 8- An approved local (Town of Warren) Health Permit will be acquired prior to any construction on Lot B.

**Notice of Decision:**

The Development Review Board approves the application subject to the aforementioned Findings of Fact and Conclusions of Law listed above and approval of the Subdivision Plat by the DRB.

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

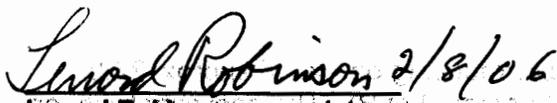
plats not filed and recorded within this 90-day period shall expire. Prior to plat recording, the plat must be signed by at least two authorized members of the Development Review Board.

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 dated of this decision, there is a 30-day period during which parties may appeal the decision to the Environmental Court.

**Development Review Board**

  
Peter Monte                      date

  
David Markolf                      date

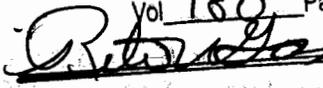
  
Lenord Robinson                      date

TOWN OF WARREN, VT

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TOWN CLERK