

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
SUBDIVISION REVIEW – BOUNDARY LINE ADJUSTMENT
#2007-04-SD MOFFROID, JENNIFER & ERIC**

006657

Jen and Eric Moffroid of 273 Dimetro Road, parcel id # 038000-801, are requesting a Boundary Line adjustment that involves acquiring two small parcels from Nancy and Charles Taplin of 344 Dimetro Road, parcel id # 038000-800, one consisting of 0.1 acre and a second consisting of 0.2 acre. The purpose of this acquisition is to capture lands that currently contain the Moffroid's leach field, driveway and allow for the potential to build a garage sometime in the future.

A duly warned hearing was held on Wednesday February 21, 2007 and attended by the following DRB members: David Markolf, Peter Monte, Lenord Robinson, Virginia Roth and Bob Kaufmann. Others also in attendance were: Jen Moffroid, Megan Moffroid, Alec Newcomb, Damon Reed, Don Swain, Erin Post, Robin Bennett, Keith Streeter, Miron Malboeuf and Ruth Robbins.

Findings of Fact & Conclusions of Law:

1. The applicant submitted the following: Completed application, abutter notification and proof of mailing; and site plan showing land acquisitions as a result of the boundary line adjustments.
2. Purpose of boundary line adjustment is to allow Jen & Eric to have room to build a better driveway and potentially add a garage.
3. The Boundary line adjustment is also intended to allow their wastewater system that is now located on Taplin's land to be included in their parcel.
4. Compensation to the Taplin's for the land given to Jennifer & Eric Moffroid will be another boundary line adjustment [application #2007-05-SD] with land coming from Mary & Pierre Moffroid to the Taplins.
5. The new acreage amounts for both the Taplins and Mary & Pierre Moffroid were both in compliance with the minimums required by Town regulations.

Notice of Decision:

Based on the forgoing Findings of Fact and Conclusions of Law, application # 2007-04-SD submitted by Jen and Eric Moffroid, is found by the Board to meet the standards of Article 6 Subdivision Review, Section 6.2 (E) Boundary Adjustments and Article 7 Subdivision Standards and is hereby approved subject to the following:

1. The .10 acre and .20 acre pieces from Charles and Nancy Taplin [the Charles Farrand Taplin Revocable Trust parcel id # 038000-800] are to be deeded and merged with parcel ID # 038000-801[Eric and Jennifer Moffroid] within 60 days of the property transfer.
2. The final mylar to include the new total acreage amounts for the Taplins property and the Pierre and Mary Moffroid property.
3. That the mylar submitted is in conformance with the requirements outlined in Article 6, Table 6.2 (B).

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FINDINGS OF FACT & NOTICE OF DECISION - #2007-04-SD MOFFROID

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.

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

Peter Monte 4/6/07
Peter Monte date

David Markolf 4/5/07
David Markolf date

Lenord Robinson date

Virginia Roth 4/8/07
Virginia Roth date

Bob Kaufmann date

TOWN OF WARREN, VT

Received for Record 4/6 2007

at 1:30 o'clock P M and Received in

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Virginia Roth
TOWN CLERK