

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
SUBDIVISION REVIEW
#2007-09-SD - CRUMP**

000219

The applicants, John & Caryn Crump seek approval to adjust their boundary lines in order to facilitate circumstances pertaining to the future sale of the property. The parcels involved are Lot 1 [approx 6.6 acres] and Lot 3 [approx. 5.24 acres] of the previously approved Colpitts Subdivision and an adjoining acquired lot from June Sardi. The property is located at 1927 West Hill Road, parcel id # 016004-400.

A duly warned hearing was held on Wednesday April 18, 2007 and was attended by the following members: Peter Monte, David Markolf Virginia Roth and Lenord Robinson. Others also in attendance were: Jason Lisai, Peter Lazorchak, John Crump, Margo Wade, Miron Malboeuf and Ruth Robbins.

Findings of Fact & Conclusions of Law:

- 1- The applicant submitted a complete application, project narrative, subdivision worksheet, three site plans [existing, option 1 & option 2], abutter notification and verification of service.
- 2- McCain Consulting prepared the two options for the Board to consider. The primary difference between the two was that one met the frontage requirements per the ordinance, and the other, did not, though it seemed to make more sense.
- 3- The applicant also owns an adjacent parcel of approx. 5.18 acres that he bought from Mrs. Sardi. Currently, there appears to be no formal access to the Sardi parcel. As such, it was determined by the Board that the intent of the applicant could be accomplished without involving any changes to the Sardi parcel.
- 4- No new development is proposed.
- 5- With Option 1 being the option that made the most sense, extending the right-of-way and using that to satisfy the frontage requirement could address the frontage issue.

Notice of Decision:

Based on the forgoing Findings of Fact and Conclusions of Law, application # 2007-09-SD submitted by John & Caryn Crump, 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:

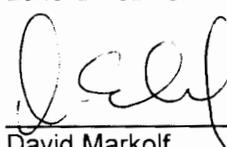
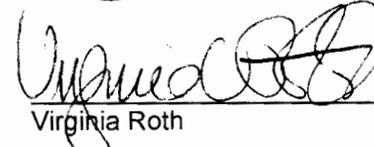
- 1) As per terms, plans, procedures and specifications stated in the application and exhibits furnished by the applicant and the findings of fact and conclusions stated in this decision.
- 2) Option 1 to be amended to **[a]** extend the 50-foot right-of-way (ROW) onto Lot 1 a sufficient distance to provide for 200 feet of frontage and **[b]** that Lot 3 be reconfigured to exclude any additional land from the former Sardi lot.

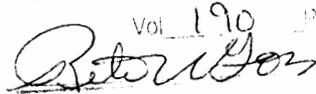
TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
SUBDIVISION REVIEW - #2007-09-SD - CRUMP

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

| | | | |
|--|---------|--|-------------|
|  Lenord Robinson date | 5/10/07 |  Peter Monte date | 5/9/07 |
|  David Markolf date | 5/9/07 |  Virginia Roth date | May 9, 2007 |

TOWN OF WARREN, VT
 Received for Record 5/10 2007
 at 12:05 P M and Received in
 Vol. 190 Page 259-260

 TOWN CLERK