

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
SUBDIVISION REVIEW – REVISIONS TO AN APPROVED PLAT
MOFFROID BOUNDARY LINE ADJUSTMENT #2007-17-SD**

Eric & Jennifer **Moffroid** and Nancy & Randy Taplin seek to correct the filed plat transferring .1& .2 ± acres, 344 Dimetro Road, Parcel Id. 038000-800. Their original intention was to include the wastewater system but it was determined that was not accomplished with the first request. This specific modification relates to the .2 acre parcel.

A duly warned hearing was held on Wednesday September 19, 2007 and attended by DRB members: David Markolf, Chris Behn, Lenord Robinson and Bob Kaufmann (arr. 8:25). Others also at the hearing were: Vince and Diana Gauthier, Shelia Getzinger, Alex Newcomb, Charles Snow, Jen Moffroid, Kara Herlihy, Susan Hemmeter, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted the following: Completed application, abutter notification and proof of mailing; and site plan showing the corrected land acquisition as a result of the boundary line adjustment.
2. All other Findings from the previous approved application listed as follows:
3. Purpose of boundary line adjustment is to allow Jen & Eric to have room to build a better driveway and potentially add a garage.
4. 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.
5. 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.
6. The new acreage amounts for both the Taplins and Mary & Pierre Moffroid were both in compliance with the minimums required by Town regulations.
7. It was found that item #4 above was NOT satisfied with the first application. It was found with this application that the wastewater system is now encompassed by the modified boundary line adjustment.

Notice of Decision:

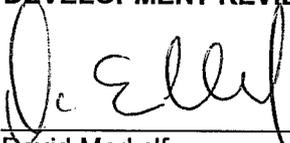
Based on the forgoing Findings of Fact and Conclusions of Law, application # 200717-SD submitted by Jen and Eric Moffroid, is found by the Board to meet the standards of Article 6 Subdivision Review, Section 6.2 (E) Boundary Adjustments, , Article 6, §6.7, Revisions to an Approved Plat and Article 7 Subdivision Standards and is hereby approved subject to the following:

1. The .10 acre and .50 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).

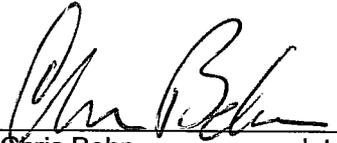
In accordance with Section 6.5 and the Act [§4416], within 180 days of the date of receipt of final plan approval under Section 6.4(C), the applicant shall file 3 copies of the final subdivision plat, 1 mylar copy and 2 paper copies, for recording with the town in conformance with the requirements of 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

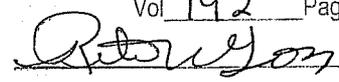
 10/17/07
David Markolf date

 10/17/07
Lenord Robinson date

 10-17-2007
Chris Behn date

TOWN OF WARREN, VT

Received for Record 10/18 2007
at 12:20 o'clock P M and Received in

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TOWN CLERK