

**TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT & NOTICE OF DECISION  
SUBDIVISION REVIEW/BOUNDARY LINE ADJUSTMENT  
#2011-02-SD BOLTON/SELLERS**

000167

The applicants, Christopher & Elizabeth **Bolton** and David **Sellers**, request a Boundary Line Adjustment of 1185 SF on the common boundary between there lots at 167 Buzzell Rd. (Parcel Id# 480210-000) and the adjacent parcel(Parcel Id# 480211-000) respectively. The applicants propose a land swap; no change in the area of each parcel: both will conform to the standards of the Rural Residential District; and no additional development is proposed with this request.

A duly warned hearing was held on Monday January 17, 2011 and attended by DRB members Chris Behn, Bob Kaufmann, Virginia Roth and Don Swain. Others in attendance were: Erin Darby Herrington, Margo Wade, Lisa Jenison, Miron Malboeuf and Ruth Robbins.

**Findings of Fact and Conclusions of Law:**

1. The applicant submitted a complete application, letter to abutters, verification of mailing and site plan prepared by Bulton Professional Land Surveyors dated 12/10/2010.
2. The reason for the adjustment is due to the fact that when the Bolton's built their home they believed it was located in the Alpine Village District and thus utilized the setback requirements for that zone [15' versus 25' for rural Residential of which the parcel is located in].
3. The Board found that the property conforms to the standards for the Rural Residential District, Article 2, Table 2.2.
4. The Board determined that this was a Minor Subdivision, Boundary Line Adjustment as per Article 6, Sec. 6.1 (C) (1) and as per Sec. 6.2 (E) proceeded to Sec. 6.4 Final Plan Approval.
5. The Board finds the standards of Article 7 Subdivision Standards Sec. 7.1 through 7.9 either satisfied or not applicable for application 2011-01-SD Bolton/Sellers.

**Notice of Decision:**

The Board grants Final Plan approval and approves the Subdivision application #2011-02-SD, as presented by the applicant subject to the following:

In Accordance with Section 6.5 and the Act[§ 4416], within 180 days of the receipt of final plan approval under Section 6.4 (C ), the applicant shall file 4 copies of the final subdivision plat, 1 mylar copy and 3 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.

Not later than ten (10) days after the date the surveyed site plan is filed for record in the Warren Land Records, the applicant shall caused to be filed with the Town Zoning Administrator a certificate by a Vermont registered land surveyor or a Vermont licensed professional engineer that the certifier has delivered a readable digital copy of the site plan as filed in the Warren Land

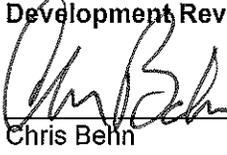
Records in AutoCAD drawing format release 2000 or later format to the Warren Lister's office. In addition the drawing should be referenced to Vermont State Plane Feet Coordinates. The deadline for filing this certificate may be delayed to a latter date with either (a) approval of the DRB (b) the written permission of the Warren Lister's Office. Such DRB approval or Town Lister's permission may be given at any time before or after the deadline.

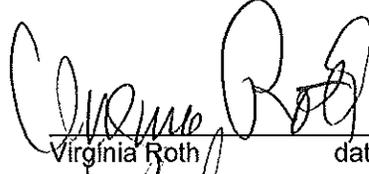
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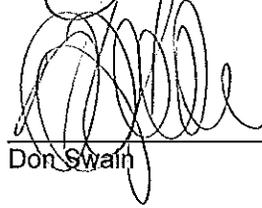
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Development Review Board

  
Chris Behn                      date 02/22/2011

  
Virginia Roth                      date 2/21/11

  
Bob Kaufmann                      date 02/27/2011

  
Don Swain                      date 2/21/11

TOWN OF WARREN, VT

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TOWN CLERK