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TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT AND NOTICE OF DECISION  
SUBDIVISION REVIEW  
#2013-01-SD/AM SARDI 4-LOT SUBDIVISION  
AMENDMENT TO APPROVAL #2006-09-SD

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The applicant, June Sardi, owning property located at 2255 West Hill Road, parcel id # 016004-600, requests a revision of the subdivision approval #2006-09-SD signed 11/15/06, of the location of the building envelope in Lot 1 and a modification of the "findings" for the purpose of clarification as follows: No.4: *not to require enrollment in the Current Use Program*; and to add to No. 8 to allow *periodic timbering in accordance with a forest management plan*.

A duly warned hearing was held on Monday March 18, 2013 and attended by DRB members Peter Monte, Virginia Roth and Lenord Robinson. Others in attendance were: Don Swain [DRB alternate appearing as a representative to the applicant], Shelia Getzinger, June Sardi, Rick Darby, Cindy Carr, Lisa Jenison Miron Malboeuf and Ruth Robbins.

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

- 1) The applicant submitted a complete application, revised site plan showing the relocated building envelope, notice to abutters and proof of mailing.
- 2) The applicant is requesting that the requirement for land to be enrolled in current use be removed.
- 3) The applicant is also requesting that the designated tree thinning areas be allowed to be placed into current use if so desired.
- 4) The relocated building envelope on Lot 1 is approximately the same size as the original, no longer includes a small area of 15% slope and is thus found to be an improvement from the original. It is noted that the new building envelope does have a small section that moves closer to the proposed septic field but that there are no requirements for a setback from a septic field.

**Notice of Decision:**

The DRB finds that the changes requested meet with the standards under the Warren Land Use and Development Regulations and hereby approves the following changes to the previously approved subdivision granted November 15, 2006, application #2006-09-SD with this amendment #2012-01-SD :

1. Item #4 in the Findings of Fact of the original decision to now read: "The parcel is enrolled in the Current Use Program and it is the applicant's intention to continue enrollment as and where that is possible. The Development Review Board Decision in this matter does not require enrollment of the property or any portion thereof in the Current Use Program."
2. Item #8 in the Findings of Fact of the original decision to now read: "Those sections of the parcels that are in the Forest Reserve District or the designated Tree Thinning Limit areas as shown on the approved plans are "no cut" areas with the only exceptions being (a) dead or diseased trees, (b) periodic timbering in accordance with a Forest Management Plan and (c) trees less than 4 inches at breast height.
3. The Building Envelope on Lot 1 to be relocated as indicated on the site plan submitted 3/18/13 and dated as modified 2/27/13.

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4. 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 **REVISED** 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 3/18/13  
Peter Monte                      date

Virginia Roth  
Virginia Roth                      date

March 18 2013

Lenord Robinson 3/18/13  
Lenord Robinson                      date

TOWN OF WARREN, VT

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Robert Ross

TOWN CLERK