

**TOWN OF WARREN  
ADMINISTRATIVE REVIEW  
BOUNDARY LINE ADJUSTMENT**

**#2010-10-SD-AR: Judy B Proulx Rev Trust and Ridge View Holdings, LTD**

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The applicants, **The Judy B Proulx Rev Trust, Judy B Proulx Trustee**, request a Boundary line Adjustment of  $2.5 \pm$  acres between their **between their  $10.2 \pm$  acre lot off Ridge View Rd (Parcel Id, 002003-800) and the adjacent  $8.5 \pm$  Acre Parcel at 800 Ridge View Rd (Parcel Id 002004-300) owned by Ridge View Holdings, LTD.**

**The purpose of this request is to move the easterly boundary of the property to coincide with the westerly boundary of the existing right-of-way. The boundary line adjustment will increase the acreage the  $8.5 \pm$  acre parcel to  $11.0 \pm$  acres and decrease the acreage of the  $10.2$  acre parcel to  $7.7 \pm$  acres.** The lots are in the Rural Residential District, § 2.4, Article 2. Table 2.2 (minimum lot size 1 acre) and no new development is granted with this approval.

This approval meets requirements found under Sec. 9.8 Municipal Administrative Requirements,(F) Administrative Review (1) (d). As such, all abutting land owners were given written notice with proof of mailing on December 2<sup>nd</sup>, 2010. On the same date, notice was published in the Valley Reporter and posted in three public places in the municipality, including posting of the notice within view of the public right(s)-of-way nearest to the subject property.

The Administrative Officer found the following:

- The applicant submitted a proposed Boundary Line Adjustment Plan prepared by Richard J King, Esq. based on a survey dated August 2005 prepared by Glenn Towne, Land Surveyor of Duxbury Vermont.
- The reconfigured lots conform to the standards of the Rural Residential District (Article 2, Table 2.2 of the WLU&DR) and no new lots will be created by this action.
- The boundary line adjustment will not create any non-conforming lots.

Notice of Decision:

The Administrative Officer hereby approves, based on the above findings, the application for an amendment to permit #2010-10-SD-AR.

In accordance with Sec. 9.8 Municipal Administrative Requirements, (F) Administrative Review (1) (d) of the Warren Land Use and Development Regulations the Administrative Officer hereby approves, based on the above findings, the application for the boundary line adjustment as proposed in application #2010-10-SD-AR subject to the requirement that the revised deeds be filed with the Warren Town Clerk prior to or at the same time as the filing of the mylar.

In Accordance with Section 6.5 and the Act[§ 4416], within 180 days of the receipt of Administrative Approval, under Section 6.4 (C ), the applicant shall file 4 copies of the final subdivision plat, consisting of 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 the Administrative Officer.

The surveyed site plan to be recorded in the Warren Land Records shall include a separate sheet that shows only the following information: Lot Lines, Lot Line Dimensions, Parcel Area Text, Building and Out Building Locations, Boundary Information such as fences, stone walls, boundary markers, and additional sheet(s) that show the same information plus all other detail required by this approval.

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.

**Administrative Officer**



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Miron C. Malboeuf

date: 12/16/10

**NOTICES:**

- In accordance with 24 V.S.A. §4449(e), the applicant is hereby notified that state permits also may be required prior to land subdivision or construction. The applicant should contact the DEC Permit Specialist for District #5 (802-476-0195) to determine whether state permits are required.