

TOWN OF WARREN
ADMINISTRATIVE REVIEW
BOUNDARY LINE ADJUSTMENT
#2011-03-SD-AR: Judy B Proulx Rev Trust and Ridge View Holdings, LTD

The applicants, **The Judy B Proulx Rev Trust, Judy B. Proulx Trustee and Ridge View Holdings, Ltd**, requesting a revision to administrative review, 2010-10-SD-AR, which was never finalized by the applicants due to the misalignment of right-of-way and location of the *as built* driveway to 800 Ridge View Rd. This revision specifies the acreage to be adjusted as 2.59 and to moves the boundary of the property to coincide with the revised westerly boundary of the driveway right-of-way. The revised Boundary Line Adjustment of 2.59 ± acres will increase the 8.5 ± acre lot off Ridge View Rd (Parcel Id, 002003-800) to 11.09 and decrease the adjacent 10.2± Acre Parcel at 800 Ridge View Rd (Parcel Id 002004-300) to 7.63 ± acers.

The purpose of the original request 2010-10-SD-AR was to move the easterly boundary of the property to coincide with the westerly boundary of the existing right-of-way.

The purpose of this request is to move the easterly boundary of the property to coincide with the westerly boundary of the revised right-of-way. The boundary line adjustment will increase the acreage the 8.5 ± acre parcel to 11.09 ± acres and decrease the acreage of the 10.2 acre parcel to 7.63 ± acers.

The subject parcels are in the Rural Residential District (minimum lot size 1 acre); and were created prior to subdivision regulations; and no new development is requested with this application.

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 March 24th, 2011. 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 (AO) found the following:

- The applicant submitted a proposed Boundary Line Adjustment Plan prepared by Richard J King, Esq. based on an updated survey dated August 2005 and revised February 2011 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 AO hereby approves, based on the above findings, the application for an amendment to permit #2011-03-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 #2011-03-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 117. 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 Administrative officer will waive the electronic plat filing requirements, assuming that an adobe pdf file and surveyor's written description will provide sufficient detail to the Town of Warren's contract GIS specialist to transfer the meets and bound to the Town of warren GIS tax maps.

However, should this course not be feasible, no later than ten (30) days after the date of official notice by the AO that the applicant shall caused to be filed with the AO 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 AO/DRB (b) the written permission of the Warren Lister's Office. Such approval of the Administrative Officer or Town Map Coordinator/Lister's permission may be given at any time before or after the deadline.

Administrative Officer



Miron C. Malboeuf

date: April 11, 2011

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.