

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

**#2011-06-SD-AR: Mary Moffroid Revocable Trust, Mary Moffroid, Trustee and the Potato Road Association, Inc.**

---

The applicants, The Mary Moffroid Revocable Trust, Mary Moffroid, Trustee and the Potato Road Association, Inc., request a boundary line adjustment of 0.18 acres. The revised Boundary Line Adjustment of 0.18 ± acres will increase the 17.43 ± acre lot at 702 Plunkton Rd (Parcel Id, 0038002-000) to 17.68 and decrease the adjacent 55.± Acre parcel of Prickly Mtn Rd and Loop Rd. (Parcel Id 0382004-300) to 54.82 ± acres.

The purpose of this request is to move a portion of the south-westerly boundary of the property approximately 30' to accommodate an *as built* structure and bring the setback into zoning compliance.

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 August 11<sup>th</sup>, 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 McCain Consultants.
- 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:

Based on the above findings, the AO hereby approves based on the above findings, the application for a boundary line adjustment of 0.18 acres is approved.

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 #2011-06-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.

**ADMINISTRATIVE REVIEW, (BOUNDARY LINE ADJUSTMENT) - #2011-06-SD-AR: Mary Moffroid Revocable Trust, Mary Moffroid, Trustee and the Potato Road Association, Inc.**

---

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.

**Administrative Officer**



\_\_\_\_\_  
Miron C. Malboeuf  
Zoning Administrator

Date: August 26<sup>th</sup>, 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.