

Huntington Development Review Board  
4930 Main Road  
Huntington, Vermont

RE: Application of Lynda Swannie  
Application No. 2014-2

**FINDINGS OF FACT, CONCLUSIONS, AND DECISION**

FINAL SUBDIVISION HEARING FOR:  
Swannie Minor Subdivision  
Mayo Road, Huntington, VT 05462

Based upon the application of Lynda Swannie (hereinafter the "Applicant") and the testimony and exhibits presented prior to and at the September 30, 2014 hearing pursuant to the Final Subdivision Review which was held at the Huntington Town Office in Huntington, Vermont, and, after due deliberation at its September 30, 2014 meeting, the Huntington Development Review Board (hereinafter the "Board") makes the following Findings of Fact, Conclusions, and Decision of Approval and Conditions in accordance with the Town of Huntington Subdivision Regulations, effective July 9, 2012 (hereinafter the "Regulations") which are applicable to this matter:

**FINDINGS OF FACT:**

1. On September 9, 2014, the Applicant filed an Application for Final Subdivision Approval for a project on 388 acres described as a Minor Subdivision, consisting of one residence on 244 acres, plus one 144-acre parcel of land on Mayo Road in Huntington Lower Village.
2. The Applicant filed the following:
  - a. The completed required Subdivision Information form filed September 9, 2014. (Exhibit A)
  - b. Survey entitled "Plat of Survey of Lands West of Mayo Road belonging to Lynda Swannie, Huntington, Vermont" dated November 30, 2011, and prepared by South Mountain Surveying and Mapping, PC, Bristol, Vermont. (Exhibit B)
3. On September 30, 2014, at the Final Subdivision Review hearing, the Applicant appeared before the Board and presented evidence in support of the project.
4. In accordance with the Regulations and state law, notice of this hearing, dated September 12, 2014, was published in the newspaper, posted in the community and mailed to adjacent property owners. (copy in file)

5. The project is located on Mayo Road, east of the Lower Village, and is located in the zoning district named the Village District, which is zoned for one acre. The project is located on Town Tax Map # 02-007.200.
6. The Applicant owns 388 acres in Huntington on the east and west side of Mayo Road, which will be divided into Lot 1 (244 acres) and Lot 2 (144 acres).
7. The Applicant seeks approval divide the property so that Lot 2 is returned to the same acreage and configuration that it was prior to its merger with Lot 1 per Huntington Zoning Regulations, Section 5.9.2.
8. Monuments are shown on the plat. The Applicant stated that the pins are in place.
9. Other documentation received for this project:
  - a. Email from Huntington Fire Chief Tate Jeffrey, dated September 15, 2014, stating no objection to the subdivision as not building is proposed. (Exhibit C);
  - b. Letter from Chittenden East Supervisory Union Superintendent John Alberghini, dated September 22, 2014, stating that the school district will be able to provide services at all levels. (Exhibit D);
  - c. Request from the Applicant for a waiver to limit survey to Lot 2, which is clearly indicated on the survey. (Exhibit E)

The Development Review members present during the hearing and deliberations on September 30, 2014 referred to above were Joe Perella (chair), Mark Smith, Jeanine Carr, and Britt Cummings (constituting a quorum).

### **CONCLUSIONS:**

After deliberations on September 30, 2014, the Board has concluded the Applicant has provided materials in the application and up to and during the hearing on September 30, 2014 (referred to as Exhibits A-E above) that satisfies the requirements of Section 5.1 of the Regulations (subject to the conditions set forth below). In addition, the Board has considered the materials referred to above in the light of the requirements of Section 5.1 of the Regulations and conclude that the requirements of Section 5.1 are satisfied subject to the conditions set forth below as the Applicant has stated that she does not want the land exploited in any way for financial gain and has not development projects before the Board.

A waiver of a survey of the entire property, as requested by the Applicant, has been granted. The Swannie property east of Mayo Road does not impact the boundaries of the proposed Lot 2 and therefore requiring a survey of the remaining 237 acres will cause unnecessary expense to the Applicant.

A waiver of requirement of adjoiners on the west side of the Huntington River and to accept the map as filed.

## DECISION OF APPROVAL AND CONDITIONS

Following deliberation on September 30, 2014, Final Subdivision Approval was granted on September 30, 2014 by a unanimous vote of the Huntington Development Review Board with the following conditions:

1. Within 180 days of the issuance of this decision, the Applicants shall submit for signature by the Chair of the Development Review Board and file for recording in the Town Clerk's Office an 18" x 24" mylar (otherwise in compliance with state statutes) of the survey/site plan referenced as Exhibit B above.
2. Applicant shall obtain all necessary local, state and federal permits.
3. Name of subdivision (Lynda Swannie) will be shown on the survey.
4. Tax map # will be shown on the survey.
5. The applicant shall pay the recording fees associated with the filing of the survey (referred to in Condition # 1 above and permit decision with the Town of Huntington).

  
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Joe Perella, Chair  
Huntington Development Review Board

Dated this 6<sup>th</sup> day of October, 2014.