

Huntington Development Review Board
4930 Main Road
Huntington, Vermont

RE: Application of Barbara Brace
Application No. 2015-4

FINDINGS OF FACT, CONCLUSIONS, AND DECISION

FINAL SUBDIVISION HEARING FOR:
Barbara Brace Minor Subdivision
958 Texas Hill Road, Huntington, VT 05462

Based upon the application of Barbara Brace (hereinafter the "Applicant") and the testimony and exhibits presented prior to and at the December 8, 2015 hearing pursuant to the Final Subdivision Review which was held at the Huntington Town Office in Huntington, Vermont, and, after due deliberation at its December 8, 2015 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 June 2, 2014 (hereinafter the "Regulations") which are applicable to this matter:

FINDINGS OF FACT:

1. On October 14, 2015, the Applicant filed an Application for Final Subdivision Approval for a project on 62+ acres described as a Minor Subdivision, consisting of one parcel of land (Lot C, 5.04 acres with a house and garage, located at 958 Texas Hill Road), plus remaining parcel of land (Lot B, approximately 57 acres with existing mobile home and garage) Texas Hill Road in Huntington.
2. The Applicant filed the following:
 - a. The completed required Minor Subdivision final Plat Application filed October 14, 2014. (Exhibit A)
 - b. Survey entitled "Revised Lot B & C, Boundary Lines, Texas Hill Road, Huntington, Vermont" dated November 19, 2015, and prepared by G.E. Bedard, Inc., Hinesburg, Vermont. (Exhibit B)
3. On December 8, 2015, at the Final Subdivision Review hearing, the Applicant appeared before the Board and presented evidence in support of the project. The Applicant stated that the purpose of the subdivision was to transfer her house and five acres to her niece Amanda MacDonell. She plans to move

into the mobile home on the property formerly occupied by her father-in-law, Paul Brace Sr.

4. In accordance with the Regulations and state law, notice of this hearing, dated November 19, 2015, was published in the newspaper and posted in the community; notice, dated November 23, 2015, was mailed to adjacent property owners. (copies in file)
5. The project is located on Texas Hill Road and is located in the Rural Residential zoning district, which is zoned for five acres. The project is located on Town Tax Map # 01-018.100.
6. The Applicant owns 62.25 acres in Huntington on the north side of Texas Hill Road, which will be divided into Lot C (5.04 acres) and Lot B (57.27 acres with existing mobile home).
7. Monuments are shown on the plat. The Applicant stated that the pins are in place.
16. Other documentation received for this project:

The applicant requested and was granted a waiver for letters from the CESU Superintendent and Huntington Fire Chief as this is the transfer of an existing residence and no new residences are proposed.

The Development Review members present during the hearing and deliberations on December 8, 2015 referred to above were Joe Perella (chair), Mark Smith, Jeanine Carr and Britt Cummings (constituting a quorum).

CONCLUSIONS:

After deliberations on December 8, 2015, the Board has concluded the Applicant has provided materials in the application and up to and during the hearing on December 8, 2015 (referred to as Exhibits A-B 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.

The 50-foot right-of-way access to the proposed Lot C is through the proposed Lot B, and is shown on the survey.

The wastewater easement for the proposed Lot C is shown on Lot B.

Letters from the CESU Superintendent and Huntington Fire Chief are deemed unnecessary as this is the transfer of an existing residence and no new residences are proposed.

DECISION OF APPROVAL AND CONDITIONS

Following deliberation on December 8, 2015, Final Subdivision Approval was granted on December 8, 2015 by a unanimous vote of the Huntington Development Review Board with the following conditions:

- 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.
- Applicant shall obtain all necessary local, state and federal permits.
- The applicant shall pay the remaining recording fee of \$10 associated with the filing of the survey (referred to in Condition # 1 above and permit decision with the Town of Huntington).



Joe Perella, Chair
Huntington Development Review Board

Dated this 21st day of December 2015.