

Huntington Development Review Board
4930 Main Road
Huntington, Vermont

RE: Application of Chris and Tye Beaudry
Application No. 2016-1

FINDINGS OF FACT, CONCLUSIONS, AND DECISION

FINAL SUBDIVISION HEARING FOR:
Beaudry Minor Subdivision
1264 Economou Road, Huntington, VT 05462

Based upon the application of Chris and Tye Beaudry (hereinafter the "Applicants") and the testimony and exhibits presented prior to and at the March 8, 2016 hearing pursuant to the Final Subdivision Review which was held at the Huntington Town Office in Huntington, Vermont, and, after due deliberation at its March 8, 2016 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 February 15, 2016, the Applicant filed an Application for Final Subdivision Approval for a project on 18.6 acres described as a Minor Subdivision, consisting of one parcel of land (Lot 1, 6.12 acres with an existing, located at 1264 Economou Road), plus remaining parcel of land (Lot 2, approximately 11.90 acres for a future residence) on Economou Road in Huntington.
2. The Applicants filed the following:
 - a. The completed required Minor Subdivision final Plat Application filed February 15, 2016. (Exhibit A)
 - b. Survey entitled "Christopher and Tye Beaudry, 1264 Economou Road, Huntington, Vermont," undated, and prepared by Glenn R. Towne, Registered Land Surveyor. (Exhibit B)
 - c. Overall Site Plan entitled Christopher and Tye Beaudry, 1264 Economou Road, Huntington, Vermont, prepared b Jeremy T. Salvatori, Barre, Vermont. (Exhibit C)
3. On March 8, 2016, at the Final Subdivision Review hearing, the Applicants appeared before the Board and presented evidence in support of the project,

which has changed slightly since Sketch Plan Review. The Applicants stated that the purpose of the subdivision was to create two residential lots.

4. In accordance with the Regulations and state law, notice of this hearing, dated February 18, 2016, was published in the newspaper and posted in the community; notice, dated November February 18, 2016, was mailed to adjacent property owners. (copies in file)
5. The project is located on Economou Road and is located in the Rural Residential zoning district, which is zoned for five acres. The project is located on Town Tax Map # 04-008.00.
6. The Applicants own 18.6 acres in Huntington on the west side of Economou Road, which will be divided into Lot 1 (6.12 acres with existing residence) and Lot 2 (11.90 acres).
7. Monuments are shown on the survey plat (Exhibit B). The Applicants stated that the pins are in place.
8. The Applicants stated that the Huntington Road Foreman had stated that the existing access point, shown on the survey (Exhibit B) and site plan, for Lot 2 will not need a driveway permit and that no culvert is needed.
9. Lot 1 has an existing driveway, as there is a residence on the property. This is shown on the survey and the site plan (Exhibit C).
10. Utilities are not shown on either map.
11. Existing well for Lot 1 is shown on survey (Exhibit B) and site plan (Exhibit C).
12. Existing wastewater disposal area and proposed replacement disposal area for Lot 1 are shown on the site plan (Exhibit C).
13. The Applicant has represented that no natural features such as wetlands, deeryard, or prime agricultural soils are located on either lots.
14. All future utilities will be buried from pole shown on survey
16. Other documentation received for this project:
 - a. Letter from CESU Superintendent John R. Alberghini, dated February 22, 2016, addressing school services; (Exhibit D)
 - b. Letter from Huntington Fire Chief Tate Jeffrey, dated March 8, 2016, addressing the town's ability to provide service. (Exhibit E)

The Development Review members present during the hearing and deliberations on March 8, 2016 referred to above were Joe Perella (chair), Mark Smith, John Altermatt and Britt Cummings (constituting a quorum).

CONCLUSIONS:

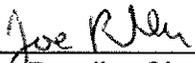
After deliberations on March 8, 2016, the Board has concluded the Applicant has provided materials in the application and up to and during the hearing on March 8, 2016 (referred to as Exhibits A-E above) that satisfies the requirements of Section 5.1 of the Regulations (subject to the conditions set 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.

DECISION OF APPROVAL AND CONDITIONS

Following deliberation on March 8, 2016, Final Subdivision Approval was granted on March 8, 2016 by a unanimous vote of the Huntington Development Review Board with the following conditions:

1. The Applicant shall allow representatives of the Town access to the lots, at reasonable times and with prior notice, for the purpose of ascertaining compliance with the Regulations and the conditions of this permit.
2. All conditions specified in this "Decision of Approval and Conditions" shall be satisfied prior to the issuance of a Certificate of Occupancy pertaining to the project (See Section 4.1.3 of the Zoning Regulations last amended June 2, 2014), and no structure may be used or occupied until all of the conditions specified in this "Decision of Approval and Conditions" shall be satisfied.
3. The project shall be completed, operated and maintained in accordance with: (a) these Findings of Fact, Conclusions, and Decision of Approval and Conditions; (b) the plans and exhibits on file with the Board; and (c) the conditions of this permit.
4. 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.

5. Applicant shall obtain all necessary local, state and federal permits.
6. The applicant shall pay the remaining recording fees of \$25 associated with the filing of the survey (referred to in Condition # 4 above) and permit decision with the Town of Huntington.
7. Tax map # will be shown on the survey.
8. Buried utilities from utility poles depicted on the survey will be shown on the survey.
9. The survey will have a date and revision date.
10. Space will be provided on survey for DRB chair approval stamp.
11. Space will be provided on survey for Town Clerk's recording stamp.
12. The applicant shall pay the recording fees associated with the filing of the survey (referred to in Condition # 4 above) and permit decision with the Town of Huntington.
13. Construction plans and construction of the proposed project shall comply in all respects with the Zoning Regulations as amended on June 2, 2014.



Joe Perella, Chair
Huntington Development Review Board

Dated this 31st day of May 2016.