

Huntington Development Review Board  
4930 Main Road  
Huntington, Vermont

RE: Application of Lorraine Jones J. Revocable Trust  
Application No. 2014-3

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

FINAL SUBDIVISION HEARING FOR:  
Jones Trust Minor Subdivision  
Happy Hollow Road, Huntington, VT 05462

Based upon the application of Lorraine J. Jones Revocable Trust and Timothy Jones, trustee (hereinafter the "Applicant") and the testimony and exhibits presented prior to and at the October 14, 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 October 14, 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 June 2, 2014 (hereinafter the "Regulations") which are applicable to this matter:

**FINDINGS OF FACT**

1. On September 15, 2014, the Applicant filed an Application for Final Subdivision Approval for a project on 222.5 acres described as a Minor Subdivision, consisting of one parcel of land (Lot 2, 59.10 acres with a primitive camp), plus remaining parcel of land (Lot 1, approximately 163 acres) on Happy Hollow Road, off Gillett Pond Road, in Huntington.
2. The Applicant filed the following:
  - a. The completed required Subdivision Information form filed September 15, 2014. (Exhibit A)
  - b. Survey entitled "Subdivision Plat Lorraine Jones Trust, Happy Hollow Road, 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. The Applicant stated that the purpose of the subdivision was to transfer the property to the children of Lorraine Jones.

4. In accordance with the Regulations and state law, notice of this hearing, dated September 23, 2014, was published in the newspaper and posted in the community; notice, dated September 30, 2014, was mailed to adjacent property owners. (copies in file)
5. The project is located on Happy Hollow Road, east of the Lower Village, and is located in two zoning districts: Rural Residential and Woodland. Lot 1 is in the zoning district named Woodland, which is zoned for 25 acres; Lot 2 is in the zoning district named the Rural Residential District, which is zoned for five acres. The project is located on Town Tax Map # 03-002.000.
6. The Applicant owns 222.5 acres in Huntington on the west side of Happy Hollow, which will be divided into Lot 1 (163 acres) and Lot 2 (59.1 acres).
7. Monuments are shown on the plat. The Applicant stated that the pins are in place.
16. Other documentation received for this project:
  - a. Letter from Chittenden East Supervisory Union Superintendent John Alberghini, dated October 10, 2014, stating that the school district will be able to provide services at all levels. (Exhibit C);
  - c. Request from the Applicant, dated September 10, 2014, for a waiver to limit survey to Lot 2, which is clearly indicated on the survey. (Exhibit D)
  - d. Request from the Applicant, dated June 3, 2014, to allow Andy Carlo to represent the Applicant at Final Subdivision Review. (Exhibit E)
  - e. Right-of-way to Lot 1 (McKenzie lot) through Lot 2 for the sole purpose of the removal of timber, outlined in detail. (Exhibit F)

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, John Altermatt and Britt Cummings (constituting a quorum).

## **CONCLUSIONS**

After deliberations on October 14, 2014, the Board has concluded the Applicant has provided materials in the application and up to and during the hearing on October 14, 2014 (referred to as Exhibits A-F 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

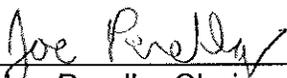
below as the Applicant has stated that she does not want the land exploited in any way for financial gain and has not development projects before the Board.

A waiver of a survey of the entire property, as requested by the Applicant, has been granted. The access to the proposed Lot 1 is through the proposed Lot 2, which is in the Woodland District and therefore requiring a survey of the remaining 163 acres will cause unnecessary expense to the Applicant.

### DECISION OF APPROVAL AND CONDITIONS

Following deliberation on October 14, 2014, Final Subdivision Approval was granted on October 14, 2014 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.
- Fifty-foot right-of-way, per regulation 5.15.1 (1) and referencing VSA 24:117.4412(3), to Lot 1 will be shown on the survey.
- Correspondence from Huntington Fire Chief Tate Jeffrey stating the town's ability to provide service.
- 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 4<sup>th</sup> day of November, 2014.