

**TOWN OF PLAINFIELD
DEVELOPMENT REVIEW BOARD**

Findings of Fact and Conclusions of Law

Decision on the application of: Barre Country Club and Thomas Mancini

Re: Boundary line adjustment

Permit Application No. 2020-22 BLA

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for a boundary line adjustment transferring 10.00 acres from the Barre Country Club property to the property of Thomas Mancini.
 2. The application was received by zoning administrator Karen Storey on 12/21/20 and referred to the Development Review Board for review on 12/22/20. Due to COVID restrictions, the hearing was held remotely via Zoom and public notices contained information for online access.
 3. On 12/23/20, notice of a public hearing was posted at the following places:
Plainfield Town Offices, Plainfield Post Office, Plainfield Co-op
On 12/29/2020, notice of a public hearing was published in the *Times Argus*.
 4. On 12/23/20, a copy of the notice of a public hearing was mailed to the following owners of properties adjoining the property subject to the application:

Pamela Perry	Chester & Judith Cookson	Douglas & Carol Weinrich
Fred Flint III	John & Renee Krug	Miranda Caroll
Gail Barrett	Cindy Michaud	Douglas & Melinda Bennington
Gary & Dawn Cookson	Michael Carriveau	Debra Mango
Gary & Karen McQuesten	Jeffrey Blais	Jacob & Melissa Austin
Craig & Judith Whipple	Edward Good III Living Trust	Mark Davis Trust
Charles & Polly Boothe	Frank & Barbara Mitchell	Robert & Carolyn Atchinson
Andrew Robinson & Janet Waterman		
 5. The application was considered by the DRB at a public hearing on 1/13/21. The application was reviewed under the Town of Plainfield Zoning Regulations adopted March 1, 2011 and Subdivision Regulations adopted March 2, 2010.
 6. Present at the hearing were the following members of the DRB:
Janice Walrafen, chair, Alice Sky, Jim Volz, Sarah Albert
 7. The following persons were present at the hearing and requested status as interested persons under 24 V.S.A. § 4465(b):

Timothy Morris (Chase & Chase)	Carrie Mancini	Fred Flint III
Andrew Robinson	Janet Waterman	Carolyn Atchinson
- Also present were Zoning Administrator Karen Storey and minutes recorder Cindy Wyckoff.

FINDINGS

Based on the application, submitted maps and testimony, the Development Review Board makes the following findings:

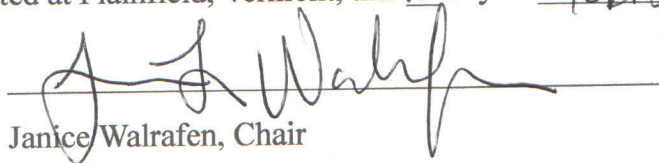
1. The Country Club of Barre would like to transfer 10.00 acres from their property located on 142 Drake Rd. (tax map parcel no. 04-004.000) to the property belonging to Thomas and M. Jean Mancini at 2150 Lower Rd. (tax map parcel no. 05-018.100).
2. Both properties are located in the **Forest & Agriculture** District as described on the Town of Plainfield Zoning Map on record at the town office and section 4.2 of the Zoning Regulations.
3. The application is reviewed under Section 130-C of the town's Subdivision Regulations. Review by the DRB is required because the proposed boundary line adjustment is for an area greater than the minimum lot size (5 acres) in the Forest & Agriculture district.
4. According to the map submitted by Chase & Chase with the application, the Country Club parcel is currently 215.42± acres and the Mancini parcel is 21± acres. If the boundary line adjustment is approved, the Country Club parcel will be 205.42± acres and the Mancini parcel 31± acres.
6. The proposed boundary line adjustment will not make either lot non-conforming and no building setbacks will be affected.
7. Members of the DRB had no further questions for the applicant.
8. Abutter Waterman asked about Mancini's plans for the property. Chair Walrafen said it was her understanding that he intended to keep it as woodland and not to develop it. Thomas Mancini was not present at the hearing, but his daughter-in-law, Carrie Mancini, answered that the additional acreage will allow him to be eligible for the Current Use program.

DECISION AND CONDITIONS

Based upon these findings, the development review board approves the application for a boundary line adjustment and transfer of 10 acres from the property of the Country Club of Barre to the property of Thomas and M. Jean Mancini.

Voting in favor: Janice Walrafen, Jim Volz, Alice Sky and Sarah Albert. The decision carries 4-0.

Dated at Plainfield, Vermont, this 10 day of February, 2021.


Janice Walrafen, Chair

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.