

**TOWN OF PLAINFIELD
DEVELOPMENT REVIEW BOARD**

Subdivision Review – Findings and Decisions

Decision on the application of: Steven Pappas

Re: Boundary Line Adjustment and subsequent 2-lot subdivision

Permit Application No. 2019-xx

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for a boundary lot adjustment and 2-lot subdivision submitted by Steven Pappas.
2. The application was received by zoning administrator Karen Storey on 5/28/19.
3. A sketch plan review was held on May 15, 2019.
4. Present at the sketch plan review were the following members of the development review board:
Janice Walrafen, chair, Elaine Parker, Jim Volz, and Alice Dworkin
Also present was zoning administrator Karen Storey.
5. The following persons were present at the sketch plan review and requested status as interested persons under 24 V.S.A. § 4465(b): Steven Pappas
6. At the sketch plan review, a final plat review was set for June 12, 2019. No site visit was scheduled; there had been a site visit during the original subdivision review in 2013.
7. On May 23, 2019, copy of the notice of was posted at the following places:
 - a. Plainfield Town Offices
 - b. Plainfield Post Office
 - c. Plainfield Co-opOn May 25, 2019, the notice was published in the Times Argus.
8. On May 23, 2019, a copy of the notice of the final subdivision review was mailed to the applicant and to the following owners of properties adjoining the subject property:

Amanda Andrews	William Swift	Catherine Swift
Philip Moros	Eric Abare	Beth Ann Mueller
Allisson Moyes	Nancy Leclerc	Deanna Mandell
Garfield Barnes	Barre Rifle & Pistol Club	Donna J. Kelty, Town of Barre
Central VT Regional Planning Commission		
9. A final plat review was held on June 12, 2019 at 7:15 p.m. at the town offices. The following members of the development review board were present:
Janice Walrafen, chair, Jim Volz, Alice Dworkin and Sarah Albert
10. The following persons were present at the final plat review and requested status as interested persons under 24 V.S.A. § 4465(b): Steve Pappas

FINDINGS

Based on the application, testimony, and other evidence the development review board makes the following findings:

1. The applicant seeks approval for a boundary line adjustment between the parcel where he currently resides (Lot 1 from 2013 subdivision, tax map parcel no. 04-016.000) and the adjacent parcel (Lot 2, no. 04-016.200), which is currently occupied by Tamarack Farm. Both parcels are located in the Forest & Agricultural district.
2. Applicant also seeks approval for a subsequent subdivision of Lot 1 into two parcels. Lot 1 is currently 9.8 acres; Lot 2 is 20.3 acres. Applicant wants to adjust boundary line to transfer .2 acres from Lot 2 to Lot 1 so that Lot 1 will be eligible for further subdivision. The minimum lot size in the Forest & Agricultural district is 5 acres.
3. The application needs to be reviewed as a major subdivision according to Section 610 of the Subdivision Regulations because Lot 1 was the result of a prior 3-lot subdivision in 2013.
4. Approval was given for the boundary line adjustment and the DRB moved on to consider the subdivision application. Applicant seeks approval to further subdivide Lot 1 into two 5-acre parcels, one of which will contain the house where he currently lives.
5. The applicant has applied for an access permit from the town for the driveway for the new lot. DRB member Volz requests that language be added stating that the driveway will be constructed so that no water will drain onto town roads, potentially causing damage to them.
6. The state wastewater permit has been applied for; applicant submitted copies of the application.
7. Applicant states that all utility lines will be underground.
8. With regard to the building envelope, no structures are to be allowed within 100 ft of the shore of the pond.
9. Applicant also needs to submit an erosion control plan for the driveway and house site.

DECISION AND CONDITIONS

Based upon these findings, the development review board approves the re-subdivision of the Pappas parcel into two (2) lots, under the following conditions:

1. Town approval of the road access permit
2. Issuance of a state wastewater permit
3. Submission of erosion control plan for house and driveway
4. Driveway must be constructed so that water will not run off onto town road.
5. All utility lines will be underground.
6. No structures will be constructed or placed within 100 ft of the shore of the pond.

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

Dated at Plainfield, Vermont, this ___ day of _____, 2019.

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.