

FINDINGS OF FACT AND ORDER--
Administrative Review of a 2-lot subdivision 154 South St.
Application #25-09-SS154
Applicant: Allenholm Farm/Ray W. Allen
September 11, 2024

Ray C. Allen, representing Ray W. Allen and Allenholm Farm, submitted an application for a 2-lot subdivision review of a 14.26-acre parcel at 154 South St. The parcel is on the east side of South St., approx. 1.5-mile from the intersection of RT 2 and South St. It was determined that the proposal met the requirements of Article 4, Section 404.A (Minor Subdivision) of the South Hero Development Regulations, last revised January 1, 2024. The actual review was conducted by the Administrative Officer on August 15, 2024.

During the course of the Administrative Review the Administrative Officer entered the following exhibits without objection:

- Town of South Hero Development Regulations, revised January 1, 2024.
- Application for Minor Subdivision Administrative Review, dated and rec'd August 14, 2024.
- "Subdivision Plat for Ray W. Allen" by Day Land Surveying, dated August 14, 2024.
- Table 4.1 of the South Hero Development Regulations (Minor Subdivision Application Requirements), used for August 15, 2024 Administrative Review.
- Warning ad, Abutters Notice, and Hearing Letter for the September 11, 2024 Minor Subdivision DRB hearing.
- Staff Report for September 11, 2024 DRB hearing.
- Draft minutes and sign-in sheet for September 11, 2024 subdivision hearing.

A hearing for the Development Review Board to act on the Zoning Administrator's recommendation took place on September 11, 2024. The sign-in sheet and minutes from the hearings will also be added to the file.

Based on the application and supporting documents, the **Administrative Officer** makes the following **Findings**:

1. 154 South St. is a 257-acre farm on both the east and west sides of South St. Other than the farm buildings, the land on the west side of South St. is in the South Hero Land Trust. The proposed subdivision is of the 14.26-acre parcel on the east side of the road, land not in the Trust. The property is in the Rural Residential Zoning District.
2. The Applicant proposes creating a building lot at the north end of the parcel. The new lot, Lot 1, is 2 acres. The remaining 12.26-acres is designated Lot 2.
3. Lot 1 will have approx. 282 feet of road frontage. The lot narrows to 178 feet 87 feet from the road and maintains that width to the east boundary. More than half of Lot 1 is wooded. Apple trees remain on the front (west) half.

APPEAL RIGHTS

Any appeal of this decision must be filed with the Superior Court, Environmental Division (located at 2418 Airport Road, Suite 1, Barre, VT 05641-8701) within 30 days of the date the decision was issued, pursuant to 10 V.S.A. Chapter 220. The Notice of Appeal must comply with the Vermont Rules for Environmental Court Proceedings (VRECP). The appellant must file with the Notice of Appeal the entry fee required by 32 V.S.A. §1431 and the 5% surcharge required by 32 V.S.A. §1434a(a). A copy of this appeal must be filed with the Zoning Administrator or the Town Clerk within thirty (30) days from the date of issuance.