



Town of Jericho  
 DEVELOPMENT REVIEW BOARD  
 67 Route 15  
 Jericho, VT 05465

VOL: 332 PG: 1  
 INST: 11008299

1 - 3

**Via Certified Mail**

August 26, 2016

Burton Rawson  
 318 Cilley Hill Road  
 Jericho, VT 05465

RECEIVED & RECORDED  
 Aug 26, 2016 08:15A  
 DOCUMENT TYPE: FINDINGS OF FACT & COND  
 DOCUMENT NUMBER: 11008299  
 JESSICA R. ALEXANDER, TOWN CLERK  
 JERICHO, VT

RE: Burton Rawson 2 lot subdivision 318 Cilley Hill Road, Jericho Vermont

Dear Mr. and Mrs. Rawson and Mr. and Mrs. Hill:

At a meeting of the Jericho Development Review Board held on 11, August 2016, the Board heard your request for a 2 lot subdivision at 318 Cilley Hill Road in the Agriculture (AG) Zoning Districts.

After review of the application, the Board **3-0** voted to approve your request with conditions. Listed below are the Findings of Fact and Conditions that were approved by the Development Review Board on August 17, 2016:

**FINDINGS OF FACT**

1. The Plat entitled "*Land of Burton Rawson 7 Robert & Lisa Hill in Jericho & Underhill, Vermont*" dated 6/29/16, prepared by DuBois & King Inc., shows the total lot acreage of the involved in Jericho, Vermont to be approximately 99.32 acres.
2. The DRB finds this application was treated as a minor subdivision per Land Use & Development Regulations §10.12.3.1
3. The DRB finds that there is no road frontage for the proposed lot in Jericho, Vermont.
4. The DRB finds that there could be road access from Underhill, Vermont through a permanent easement over the parcel showed as Robert & Lisa Hill as per section 5.2.2 of the Town of Jericho Land Use & Development Regulations.
5. The DRB finds that the application must meet Section 4412 of State of Vermont Statue #3 that the creation of a lot requires frontage on, or access to, public roads, class 4 town highways, or public waters. Land development may be permitted on lots that do not have frontage either on a public road, class 4 town highway, or public waters, provided that access through a permanent easement or right-of-way

has been approved in accordance with standards and process specified in the bylaws. This approval shall be pursuant to subdivision bylaws adopted in accordance with section 4418 of this title, or where subdivision bylaws have not been adopted or do not apply, through a process and pursuant to standards defined in bylaws adopted for the purpose of assuring safe and adequate access. Any permanent easement or right-of-way providing access to such a road or waters shall be at least 20 feet in width.

6. The DRB finds that the proposed lot will be contiguous and under common ownership by and with the adjacent property owners Robert & Lisa Hill.

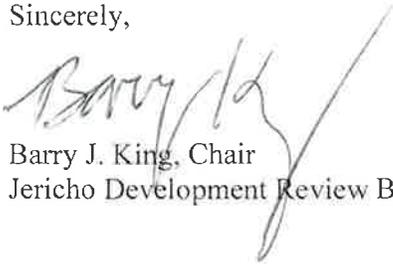
### **CONDITIONS**

1. The DRB approves the application with the condition that the applicant and parties to the application provide a permanent 30' foot right of way from the road access point in Underhill shown on the plat over the parcel shown as Robert & Lisa Hill providing access to the created lot in Jericho as per section 5.2.2 of the Town of Jericho Land Use & Development Regulations and section 4412 of the State of Vermont Chapter 24; Title 117 of State Statues.
2. Within 180 days of approval by the Development Review Board, a Mylar copy of the Final Plat shall be submitted for recording by the applicant, signed by the Chair of the Development Review Board and filed with the Jericho Town Clerk.
3. The reconfigured lots shall be monumented in accordance with the *Town of Jericho Land Use & Development Regulations*, Section 11.4.10.
4. The subdivision Mylar for recording shall include all easement(s) and rights-of-way associated with these parcels.
5. All other improvements shall adhere to the requirements of the *Town of Jericho Land Use & Development Regulations* in effect as of this date.
6. The applicant will obtain and abide by all conditions of all other required local and State permits.
7. Substantial revisions to the Plat shall require the further review and approval of the Development Review Board at a publicly warned hearing.
8. By acceptance of these conditions without appeal, the applicants confirm and agree for themselves and all successors in interest that the conditions of this decision shall run with the land and shall be binding and enforceable.

Motion by to approve the request by Bruce Jacob and seconded by Stephanie Hamilton for a minor subdivision at 318 Cilley Hill Road in Jericho, Vermont. In favor: Opposed: None. Abstained: Joe Flynn. Absent: Jeff York. Motion carried 3-0. The application was approved.

In accordance with 24 V.S.A. §4471 any Interested Person may appeal this decision within 30 days by filing a notice of appeal by certified mail, sent to the State Environmental Court with a copy to the Town of Jericho. Address: *Vermont Superior Court, Environmental Division, 2418 Airport Rd., Suite 1, Barre, VT 05641-8701*. The current filing fee for an appeal is \$262.50, payable to Vermont Superior Court, and it must be sent in with the notice of appeal. Anyone with questions about an appeal can call the Court at 802-828-1660.

Sincerely,



Barry J. King, Chair  
Jericho Development Review Board

cc: Interested Parties  
Town Clerk  
Town Planner  
Zoning Administrator  
Lister - Town of Jericho  
Selectboard