

Decision of the Grafton Development Review Board  
Wednesday December 27, 2023

William Danforth and Craig Ruggless - 2 Lot subdivision of Parcel 002005 near 412 Hall Ranch Rd.

A request by Craig Ruggless, joined by William H. Danforth for the classification as a minor subdivision and for subdivision approval to subdivide a portion of Parcel 002005 which consists of 209.7 +/- acres, into two parcels: Lot 1 consisting of 103.7 +/- acres and Lot 2 consisting of 106 +/- acres. The portion of this parcel to be subdivided lies on the north side of Hall Ranch Rd. and is located in the area of 412 Hall Ranch Rd., Grafton VT, on the north side of Hall Ranch Rd.

Following its Public Hearing of December 21, 2023, the Grafton Development Review Board (Chair Christopher Wallace, Alt. Joseph Pollio and Matt Siano) went into Deliberative Session on Wednesday, December 17, 2023, and made the following Findings of Fact and Decision.

Findings of Fact:

1. Notice of this hearing of December 21, 2023, was published in the December 2023 edition of the Grafton News, posted on the bulletin boards and on the Town website, as required on November 11, 2023, and sent to the abutters on that same date.
2. All interested persons were given the opportunity to testify. Those testifying were Joseph A DiBernardo, LLS, and Administrative Officer, Bill Kearns.
3. The applicant presented his request for the classification as a minor subdivision and for subdivision approval to subdivide a portion of Parcel 002005 which consists of 209.7 +/- acres, into two parcels: Lot 1 consisting of 103.7 +/- acres and Lot 2 consisting of 106 +/- acres. The portion of this parcel to be subdivided lies on the north side of Hall Ranch Rd. and is located in the area of 412 Hall Ranch Rd., Grafton VT, on the north side of Hall Ranch Rd.
4. The pins shown on the Plat have not been placed but would be placed once the Plat and subdivision as proposed were approved.
5. This subdivision was, by motion of the Board, declared to be a Minor Subdivision.
6. The Plat presented met all the criteria required of a Plat of a minor subdivision.

Decision of the Development Review Board:

This request for the classification as a minor subdivision and for subdivision approval to subdivide a portion of Parcel 002005 which consists of 209.7 +/- acres, into two parcels: Lot 1 consisting of 103.7 +/- acres and Lot 2 consisting of 106 +/- acres, which portion of this parcel to be subdivided lies on the north side of Hall Ranch Rd. and is located in the area of 412 Hall Ranch Rd., Grafton VT, on the north side of Hall Ranch Rd., is approved subject to the following conditions:

1. The applicant at its expense shall cause a mylar of the Plat, properly executed by the members of the Development Review Board to be filed in the public records of the Town of Grafton within one hundred and eighty (180) days of the date of final plan approval, that is, from the date of this decision, or the approval expires.
2. The pins shown on the Plat shall be set before the mylar is recorded.

Dated: December 27, 2023

 Christopher R. Wallace, Chair