

Grafton Development Review Board (DRB)
WINDHAM FOUNDATIO, INC.
Subdivision Parcel 008177
Cheese Co.
Decision of the Grafton Development Review Board
Wednesday, February 19, 2025

On February 19, 2025 the Grafton Development Review Board heard the following requests of the WINDHAM FOUNDATION, INC:

A request from The WINDHAM FOUNDATION, INC. for the classification as a minor subdivision and for subdivision approval to subdivide its parcel #008177, consisting of 148.40 +/- acres, into 2 lots, namely: Lot 1 consisting of 9.25 +/- acres, and Lot 2 (the remainder) consisting of 139.15 +/- acres located at 533 Townshend Rd., Grafton, VT; and

A further request for a waiver pursuant to Sections 161 through 171 of the Grafton Subdivision Regulations (herein Regulations). The waiver being requested is described in the example cited in Section 161: "e.g. combining sketch plan review and final plan review into one hearing for small subdivisions with insignificant impacts."

Following its Public hearing the Development Review Board made the following Findings of Fact and Decision:

Findings of Fact:

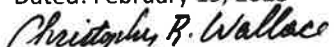
1. Notice of this hearing of February 19, 2025, was published in the February 2025, published prior to February 1, and on Jan 23, 2025 the Notice was posted on the bulletin boards at the town office and MKT, and mailed to the abutters by registered mail with return receipt, and posted by the Applicant in two places clearly visible to persons using Townshend Rd. on January 24, 2025.
1. All interested persons were given the opportunity to testify. Those testifying were Bill Kearns, Curt Alpeter, Dan Lerner, and Wendy Martin.
2. The applicant presented his request for:
 - a. A request from The WINDHAM FOUNDATION, INC. for the classification as a minor subdivision and for subdivision approval to subdivide its parcel #008177, consisting of 148.40 +/- acres, into 2 lots, namely: Lot 1 consisting of 9.25 +/- acres, and Lot 2 (the remainder) consisting of 139.15 +/- acres located at 533 Townshend Rd., Grafton, VT; and
 - b. A further request for a waiver pursuant to Sections 161 through 171 of the Grafton Subdivision Regulations (herein Regulations). The waiver being requested is described in the example cited in Section 161: "e.g. combining sketch plan review and final plan review into one hearing for small subdivisions with insignificant impacts."
3. The ROW to the Remaining lot through Lot 1 is set at 50 ft as requested by the applicants and in compliance with Section 431 of the Grafton Subdivision Regulations. The location of this Row shall be set forth on the mylar before recording.
4. This subdivision was, by motion of the Board, declared to be a Minor Subdivision.
5. The request for a waiver of procedures to allow for the combining of sketch plan review and final plan review at this hearing was granted by the Development Review Board base on the finding that the impact of granting that waiver is insignificant on the requirements and standards set forth in Articles III and IV of the Grafton subdivision Regulations.
6. The pins are set as shown on the survey plat presented.

Decision of the Development Review Board:

The request from The WINDHAM FOUNDATION, INC. for the classification as a minor subdivision and for subdivision approval to subdivide its parcel #008177, consisting of 148.40 +/- acres, into 2 lots, namely: Lot 1 consisting of 9.25 +/- acres, and Lot 2 (the remainder) consisting of 139.15 +/- acres located at 533 Townshend Rd., Grafton, VT, 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. That the pins be set before plat is recorded.

Dated: February 19, 2025


Christopher R. Wallace, Chair