

TOWN OF CORINTH
PLANNING COMMISSION
NOTICE OF DECISION

February 22, 2022

Application of George DeNagy and Joe Holland for Subdivision of Parcel 034-00349 dated November 18, 2021.

PROCEDURAL HISTORY:

1. On November 18, 2021, George DeNagy, acting as the agent for Joe Holland, (Applicants) applied for a permit to subdivide Parcel 034-00349, located on 349 Fairground Road, to create a 3.4 +/- lot with frontage on Route 25. An informational hearing was set for December 2, 2021, but no one appeared on behalf of the application. The matter was reset for an informational hearing on January 20, 2022, at which time George DeNagy appeared to discuss the project.
2. A properly noticed Public Hearing was held on February 10, 2022. In attendance for the PC: Kerry DeWolfe, Dick Kelly, Russ Pazdro, Anne Margolis. The Applicant George DeNagy attended as did Gary Thurston, an abutting landowner.

EVIDENCE:

3. At the hearing DeNagy submitted the following items: A copy of the application signed by Joe Holland, the actual landowner; a map of the site, Exhibit 1; a copy of permit # 44251 issued by the State of Vermont granting access to the parcel from VT25, Exhibit 2; and a copy of permit #WW-3-11137-1, a wastewater system and potable water supply permit issued by the state, Exhibit 3. DeNagy stated that he intended to use the parcel for a log landing and as a site to operate his portable sawmill.

FINDINGS:

Based on the evidence presented, the PC makes the following findings.

3. The Applicants are seeking a permit to divide a large, complicated parcel to create a new 3.4 +/- acre parcel with frontage on VT25. The Application does not propose any use for the newly created 3.4 acre parcel. *See* Section 4.3 of the Subdivision Bylaws.
4. All lots are at least one acre. The applicants have an appropriate access permit.
5. The development meets the goals of the Town Plan and, subject to the conditions set forth below, and the design criteria of Section 4.1 of the Town Subdivision Bylaws.

6. The Application does not propose any uses. Accordingly, pursuant to section 4.3 of the Town Subdivision Bylaws, the permit includes the condition that no development is allowed and that before any development can proceed on the newly created which is the subject of this decision, an Amended Application seeking a permit for such development must be filed and a permit for same must be granted. The PC has not considered any potential application of the Flood Hazard Bylaws as no development is proposed.

7. For all of the foregoing reasons, the PC **GRANTS** the Application with the following condition: No development is allowed on the new 3.4 acre parcel. Before any development can proceed an Amended Application seeking a permit for such development must be filed and a permit for same must be granted;

Dated this 24th day of February, 2022 at Corinth, Vermont

The Corinth Planning Commission

By:

Kerry DeWolfe, Chair

Richard Kelley

Russ Pazdro

Anne Margolis