

Review Criteria & Issues to be Addressed

1. Shape of Lot 1:

The purpose of the proposed subdivision is to provide a separate 10 acre parcel of land for the accessory residence located at 137 Moose Run. This 10 acre parcel is designated as Lot 2 of the subdivision and is to be separated from the original property designated as Lot 1, leaving a 95 acre parcel containing the primary residence located at 145 Moose Run.

The proposed 10 acre lot of the subdivision is a regular shaped parcel of land.

Moose Run is the private road that commences at Pleasant Valley Road and runs approximately 2200 feet to meet the State of Vermont forest land property at the base of Mount Mansfield. Moose Run was part of the original Potvin Farm located on Lot 1 and has been in the family for over 75 years. It now provides a right of way to several private driveways and has been managed and maintained successfully for many years by Lot 1. The proposed subdivision contains Lot 1 with the same shape as the original 105 acre parcel with the exception of keeping Moose Run as part of its parcel and thus creating a flag-shaped parcel. We do not know of any advantage in dividing Moose Run into two pieces that would result in partial ownership of the road by both Lot 1 and Lot 2, other than being able to say the lots have a regular shape. The negative impacts of creating two owners of Moose Run is far greater than the impact of creating an irregular shape by keeping Moose Run with Lot 1.

Thus after consideration of options regarding the shape of the lots of the subdivision, we recommend and respectively request that Moose Run stay within one land parcel.