

# TOWN OF GRAND ISLE

## DEVELOPMENT REVIEW BOARD

### BOUNDARY LINE ADJUSTMENT DECISION

Application #: 03-26 BL

Applicant: Carl Cobb

Agent: Jay Buerman Engineering, LLC

Hearing Date: March 18, 2026

Decision Date: March 18, 2026

Property Location: Lots 5 and 7, Cobb Property

Zoning District: Rural Residential & Agricultural

### I. PROCEDURAL HISTORY

A duly warned public hearing was held on March 18, 2026, with Chair Panos Lekkas presiding. Board members present included Vice Chair Lucas Campbell, Jake St. Pierre, Brett Sylvester, Mike Winters, and Clerk Adam Lavigne. Applicant Carl Cobb and Agent Jay Buerman were present.

### II. PROPOSAL

The applicant requested approval of a Boundary Line Adjustment (BLA) between Lot 5 (11.07 acres) and Lot 7 (11.11 acres). The adjustment would:

- Reduce Lot 7 to 1.48 acres, encompassing the existing house site;
- Transfer 9.63 acres from Lot 7 to Lot 5;
- Create an expanded agricultural Lot 5 totaling approximately 20.6 acres;
- Preserve agricultural access and support ongoing farming operations.

### III. APPLICABLE REGULATIONS

- Section 5.10 – Boundary Line Adjustments
- Section 3.3 – Dimensional Requirements
- Section 6 – Wastewater Disposal Systems
- Section 2.13 – DRB Decisions

### IV. FINDINGS OF FACT

1. The proposal qualifies as a Boundary Line Adjustment under Section 5.10.
2. The adjustment does not create any new lots.
3. The adjustment has been professionally surveyed and will be recorded as required.
4. The resulting lots meet applicable dimensional standards under Section 3.3.
5. Lot 7 has an updated wastewater permit satisfying state requirements.
6. The adjustment preserves agricultural access.
7. Testimony presented was credible and no objections were raised.

### V. CONCLUSIONS OF LAW

1. The adjustment complies with Section 5.10.
2. Dimensional standards under Section 3.3 are met.
3. Wastewater permitting requirements under Section 6 are met.
4. Procedural requirements under Section 2.13 are satisfied.
5. The adjustment promotes public health, safety, and welfare.

### VI. DECISION

The Grand Isle Development Review Board APPROVES the Boundary Line Adjustment for Application #03-26 BL (Cobb), as proposed.

Motion to approve was made by Lucas Campbell, seconded by Mike Winters, and passed unanimously.

#### VII. CONDITIONS OF APPROVAL

1. A surveyed mylar reflecting the approved adjustment shall be recorded.
2. All state wastewater permits associated with the modified lots shall be recorded.
3. Future development must comply with zoning and state permitting.
4. No new lots are created as part of this approval.

#### VIII. APPEAL RIGHTS

This decision may be appealed to the Vermont Environmental Court within 30 days.

 \_\_\_\_\_ 2026-04-15

Panos Lekkas, Chair

Grand Isle Development Review Board