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In re Ranney Dairy Farm, LLC

Supreme Court of Vermont - October 25, 2024 - A.3d - 2024 WL 4576460 - 2024 VT 66

Neighbors brought action to challenge town development review board's issuance of subdivision permit to landowner.

The Superior Court affirmed, and neighbors appealed.

The Supreme Court held that:

- Environmental Division had jurisdiction to determine whether easement existed and evaluate evidence of whether a public road had been laid out;
- Environmental Division improperly required only a "threshold showing" of a "right to use" road; and
- Environmental Division's errors were prejudicial.

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