

TOWN OF MARLBORO
Development Review Board

Application for Change of Use Review
Findings and Decision

Permit Application #14-01

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for change of use submitted by Bennet Grout acting for the Sisters of Immaculate Conception (Neringa) under the Town of Marlboro Zoning Bylaw.
2. The application was received by the Zoning Administrator on 14 January 2014 and completed 28 January 2014. A copy of the application is available at the Marlboro Town Office.
3. On 3 February 2014, notice of a public hearing was published in the The Brattleboro Reformer.
4. On 3 February 2014, notice of a public hearing was posted at the following places
 - a. The Marlboro Town Office.
 - b. Sweetie's General Store.
 - c. Marlboro town web site
5. On 3 February 2014, a copy of the notice of a public hearing was mailed to the applicant and to the following owners of abutting property:
 - David Matt, 370 Higley Hill Road, Brattleboro, VT 05301
 - Joyce & Anthony Boyd, PO Box 1508, Wilmington VT 05363
 - JoAnn Paloni, PO Box 367, Marlboro 05344
 - Casey Deane & Kelly Salasin, PO Box 37, Marlboro VT 05344
 - Heidi Barrows, PO Box 8053, N. Brattleboro VT 05304
 - Gary MacArthur, PO Box 134, Marlboro VT 05344
 - Dan & Gail MacArthur, PO Box 30, Marlboro VT 05344
6. The application was considered by the Development Review Board at a public hearing on 18 February 2014. The Development Review Board reviewed the application under the Town of Marlboro Zoning Bylaw, as amended March, 2007.
7. Present at the hearing were the following members of the Development Review Board:
 - T. Hunter Wilson
 - Jean Boardman
 - Brent Seabrook
 - Julia VonRanson

8. At the outset of the hearing, the Development Review Board afforded those persons wishing to achieve status as an interested person an opportunity under 24 V.S.A. § 4465(b) to demonstrate that the criteria set forth in that statute could be met. No such persons wished such status.

FINDINGS

Based on the application, testimony, exhibits, and other evidence the Development Review Board makes the following findings:

1. The applicant seeks a change of use permit for three structures, previously used as cabins, for use as classrooms (2) and storage (1).
2. The property is located in the Rural Residential District as described on the Town of Marlboro Zoning Map on record at the Marlboro Town Office and section 305 of the Zoning Bylaw.
3. Change of use approval is requested for disused cabins, relocated as indicated on the application, for use as classrooms and a storage shed.
4. The application will have no significant effect on existing or planned community facilities.
5. The application will have no significant impact on its surrounding area.
7. The application will cause no increase in traffic.
8. The application will no impact on renewable energy resources.

DECISION AND CONDITIONS

Based upon these findings, the Development Review Board grants the application for a change of use.

The Development Review Board approves the application.

Dated at Marlboro, Vermont, this 28 March 2014.


T. Hunter Wilson, Chair

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the [planning commission/zoning board of adjustment/development review board]. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.