

TOWN OF MARLBORO  
Development Review Board

Application for Conditional Use Review  
Findings and Decision

Permit Application No. 13-18

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application from the Sisters of Immaculate Conception, 600 Liberty Highway, Putnam CT 02620 to replace four camp cabins because of deterioration.
2. The application was received by the Zoning Administrator on 23 July 2013. A copy of the application is available in the Marlboro Town Office.
3. On 5 August 2013, notice of a public hearing was published in the Brattleboro Reformer
4. On 2 August 2013, notice of a public hearing was posted at the following places:
  - a. The municipal bulletin board at the Town Offices.
  - b. The Marlboro Town website,
  - c. Sweeties Store bulletin board
5. On 3 August 2013, a copy of the notice of a public hearing was mailed to the applicant. On 5 August 2013, a copy of the notice of public hearing was mailed to the following owners of properties adjoining the property subject to the application:
  - o David Matt, 370 Higley Hill Road, Brattleboro, VT 05301
  - o Joyce & Anthony Boyd, PO Box 1508, Wilmington VT 05363
  - o JoAnn Paloni, PO Box 367, Marlboro 05344
  - o Casey Deane & Kelly Salasin, PO Box 37, Marlboro VT 05344
  - o Heidi Barrows, PO Box 8053, N. Brattleboro VT 05304
  - o Gary MacArthur, PO Box 134, Marlboro VT 05344
  - o Dan & Gail MacArthur, PO Box 30, Marlboro VT 05344
6. The application was reviewed by the Development Review Board at a public hearing on 20 August 2013.
7. Present at the hearing were the following members of the DRB:
  - o Jean H. Boardman, Acting chairman
  - o Julia von Ranson, Acting clerk
  - o Anthony Gordon

- Brent Seabrook
- Gail MacArthur, Alternate – non voting

8. At the outset of the hearing the DRB afforded those persons wishing to achieve status as an interested person an opportunity to demonstrate that the criteria set forth in that statute could be met. The DRB granted interested person status to the following person:

- Bennett Grout, 137 Neringa Rd, Marlboro VT 05344, agent for Sisters of Immaculate Conception, 600 Liberty Hwy, Putnam CT 06260.

9. During the course of the hearing the following exhibits were submitted to the Development Review Board:

- A hand drawn map of the campgrounds indicating all structures and numbered cabins, activity field, septic field and seasonal stream (not drawn to scale) noting which structures to be rebuilt.
- List of abutters to Camp Neringa.
- Town of Marlboro/CTI map with 20 foot contours indicating names of all property owners of surrounding properties
- Town of Marlboro/CTI map with 20 foot contours indicating tax map numbers.

These exhibits are available at the Marlboro Town Office.

## FINDINGS

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

1. The applicant seeks a permit to replace old cabins #1,2,3 and Chaplin's cabin because of deteriorating conditions. Cabin #1 will be handicapped access. Cabins #1, 2 and 3 will go from 24ft.x13ft to 32ft x18ft approximately. The Chaplin's cabin to go from 15ft x27ft to approximately 16ft x 24ft. The subject property is a 95 acre parcel located at 137 Neringa Road in the Town of Marlboro (tax map parcel no. 08-02-15).

2. The property is located in the Rural Residential District as described on the Town of Marlboro Zoning Map on record in the Town of Marlboro municipal office and Article III, Section 305 of the Zoning Bylaw.

3. Conditional use approval is requested for the project as an educational/religious facility as that term is defined in Section 305 of the Zoning Bylaw.

## DECISION AND CONDITIONS

Based upon these findings and subject to the conditions set forth, the Development Review Board grants the application for replacement of cabins on the property of Camp Neringa.

1. The application will not have an undue adverse impact the capacity of existing community facilities.
2. The application will not have an undue adverse effect on traffic and roads and highways in the vicinity.
3. The application will not have an undue adverse effect on the character of the area as defined by Section 305 of the Town of Marlboro Zoning Bylaw.
4. The application will not have an undue adverse effect on the bylaw currently in effect.
5. The application will not have an undue adverse effect on utilization of renewable energy resources.
6. The application will satisfy the requirements of the bylaw with respect to the distance from the stream on the property.

Dated at Marlboro Vermont, this day of 4 September 2013.

Jean H. Boardman, Acting chairman, DRB



MARLBORO, VERMONT  
Received and Recorded

SEP 4 2013

Signed:   
Town Clerk