

TOWN OF MARLBORO
Development Review Board

Findings and Decision

Permit Application No. 15-06

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application #15-06 for the construction of a skateboard half pipe structure for recreational use by the students of Marlboro College for approval under the Town of Marlboro Zoning Regulations. This permit replaces #12-16 issued September 30, 2012 but never implemented.

2. The application and plat were received by the Zoning Administrator on April 30, 2015. A copy of the application and plat are available at the Marlboro Town Office.

3. On May 4, 2015, notice of a public hearing for final plat review was published in the Brattleboro Reformer.

4. On May 4, 2015, notice of a public hearing for final plat review was posted at the following places:

- a. Marlboro Town Office
- b. Marlboro Town Bulletin Board
- c. Marlboro Town Website

5. On May 4, 2015, a copy of the notice of a public hearing was mailed to the applicant. On May 4, 2015, a copy of the notice of public hearing was mailed to the following owners of properties adjoining the property subject to the application:

- Randy Knaggs, Marlboro College, PO Box A, Marlboro, VT 05344
- Adelbert Ames III, 84 Jenckes Rd, Brattleboro, VT 05301
- Geoffrey Hendricks, 486 Greenwich St., New York, New York 10013
- Marlboro School of Music, Philip Maneval, Manager, 1528 Walnut St, Suite 301, Philadelphia, PA 19102

6. The application was considered by the Development Review Board at a public hearing on May 19th, 2015. The Development Review Board reviewed the application under the Town of Marlboro Zoning Bylaws as amended March 2007.

7. Present at the hearing were the following members of the Development Review Board

- Tony Gordon
- Gail MacArthur
- Brent Seabrook
- Patti Smith, Alternate

Also in attendance:

- Mary Sargent, Zoning Administrator
- Julia von Ranson, DRB Administrative Assistant

As an employee of Marlboro College, T. Hunter Wilson recused himself from the hearing and deliberations.

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. The following persons sought interested party status:

- Randy Knaggs, 413 Raponda Rd, Wilmington, Vt 05363

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

- Marlboro College Trail System Map, indicating location of proposed skateboard park and 20 foot contour lines, dated May 2005
- Copy of XTREME SKATER Mini Halfpipe Plans including dimensions of structure.

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 to a permit to construct a skateboard half pipe structure for recreational use by students, on the Marlboro College campus.
2. The subject property is 64.1 acre lot located within the 332 acres of Marlboro College, 2582 South Road in the Town of Marlboro, tax map #11-01-34.

3. The property is located in the Educational District as described on the Town of Marlboro Zoning Map on record at the Marlboro Town office and Article II, Section 320 of the Zoning Bylaw.
4. The site is located on Marlboro College land, to the north side of existing Water Tower Road.
5. The structure will be a skateboard halfpipe measuring: height 3 feet 6 inches, width 16 feet and length 25 feet.
6. The structure will be constructed with plywood and "Skate Lite" sheathing and will be anchored in concrete.

DECISION AND CONDITIONS

Based upon these findings, The Development Review Board approves the construction of the Mini Halfpipe structure as specified on the application.

Dated at Marlboro, Vermont this 20th day of May 2015



T. Hunter Wilson
Chair
Marlboro Development Review Board

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the 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.

cc Mary Sargent, ZO