

TOWN OF MARLBORO  
Development Review Board

Application for Commercial Signs  
Findings and Decision

Permit Application #18-17 S

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review under the Town of Marlboro Zoning Bylaw of an application for the installation of two (2) business signs submitted by Hogback Properties LLC (Edward Metcalfe), 7755 VT Route 9 East, West Marlboro, VT 05363; Location: 7755 VT Route 9 East, Marlboro, VT; Tax Map Number: 10-00-20.122; Proposal: Install two (2) business signs in the Commercial West District, one free-standing/double-sided and the other mounted on the existing commercial building.
2. The application was received by Mary Sargent, Zoning Administrator, on July 26, 2018. It was accepted as complete on August 20, 2018. A copy of the application is available at the Marlboro Town Office.
3. On August 6, 2018, notice of a public hearing was published in the *Brattleboro Reformer*.
4. On August 6, 2018, notice of a public hearing was posted at the following places:
  - Marlboro Town Clerk's Office
  - Bulletin Board outside the Marlboro Town Clerk's Office
  - Marlboro Town Website, [marlborovt.us](http://marlborovt.us)
5. On August 7, 2018, a copy of the notice of a public hearing was mailed to the applicant. On August 7, 2018, a copy of the notice of public hearing was mailed to the following owners of properties adjoining the property subject to the application:
  - J&S Mountain Enterprises, PO Box 1510, Wilmington, VT 05363

- Hogback Properties % Ed Metcalfe, 7755 Rte. 9 East, West Marlboro, VT 05363
  - Town of Marlboro, PO Box E, Marlboro, VT 05344
6. The application was considered by the Development Review Board at a public hearing held on August 21, 2018. The Development Review Board reviewed the application under the Town of Marlboro Zoning Bylaw, as amended March 2018, Section 454.4.b - Allowed On-Premises Signs.
7. Present at the hearing were the following members of the Development Review Board:
- Steven John, Chairman
  - Jean Boardman, Clerk
  - Brent Seabrook
  - John Nevins
  - Mary Sargent, Zoning Administrator
8. At the outset of the hearing, the Development Review Board afforded those persons wishing to achieve status as an interested party 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:
- No interested parties attended
9. During the course of the hearing the following exhibits were submitted to the Development Review Board:
- Permit Application, signed and dated July 26, 2018
  - Site plan sketched on Application, not to scale, undated
  - Three (3) Illustrations: one of each sign, and one of the roadside location of the free-standing sign
  - Town of Marlboro CTI Map, showing parcel boundaries and 20-foot contours, printed on July 27, 2018
  - Town of Marlboro CTI Map, showing Bing Imagery (aerial view of existing development of the parcel), printed on July 27, 2018
  - List of abutters to Hogback Properties (Tax Map # 10-00-20.122), printed on August 3, 2018

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 site plan review and approval to install two (2) business signs, one free-standing/double-sided and the other mounted on the existing commercial building.
2. The subject property is a 5.3 acre parcel located at 7755 VT Route 9 East in the Town of Marlboro, Tax map number 10-00-20.122. The property is more fully described in a Deed recorded at Book 53, Page 506, of the Town of Marlboro Land Records.
3. The property is located in the Commercial West District (COM-W) as described in the Town of Marlboro Zoning Map on record at the Town of Marlboro municipal office, and in Section 309 of the Marlboro Zoning Bylaw.
4. The application requires review under the following section of the Zoning Bylaw: Section 454.4.b - Allowed On-Premises Signs, Zoning Permit Required.
5. The proposal satisfies the criteria set forth in Section 454.4.b of the Marlboro Zoning Bylaw.

## DECISION AND CONDITIONS

Based upon these findings, the Development Review Board approves the installation of two (2) business signs, one free-standing/double-sided and the other mounted on the existing commercial building.

No conditions were established at the hearing.

Dated at Marlboro, Vermont, this 30th day of August, 2018.

Steven John, Chairman  
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.