

TOWN OF MARLBORO
DEVELOPMENT REVIEW BOARD MEETING

Tuesday, May 21, 2019

Marlboro Town Office

In attendance: Steven John, DRB Chair; Jean Boardman, DRB Vice Chair; Mary Sargent, Zoning Administrator; John Nevins, DRB Member; Gail MacArthur, DRB Member; Matt Tell, DRB Alternate; Lauren MacArthur, DRB Administrative Assistant; and Kyle Oliver, Applicant

Call to Order: Steven John, Chair, called the hearing to order at 7:04pm.

The DRB convened the hearing for application #19-01 CH, a request for change of use to convert a primitive camp on 5.09 acres into a single-family residence, moving the existing cabin to a slab foundation and enlarging to 20'x30'.

Steven explained that this is a quasi-judicial hearing and that the applicant has the right to appeal. Steven swore in Kyle Oliver.

Kyle explained that he and his wife, PolliJo Moryl, subdivided and sold part of their property. The cabin is currently on pillars which are cracking from frost heaves. They would like to salvage the cabin instead of building a new one by moving it onto a slab foundation and will put small addition onto the front of it, enlarging it to 20'x30'. They will be moving it away from front of property line.

Jean asked if the structure will be moving towards a drilled well and Kyle answered in the affirmative. Gail asked if there is a septic system in place. Kyle responded that there is a design and permitted waste plan, but it is not built yet. They would like to move the cabin first. Matt asked if the driveway will be changed. The driveway will not be changed. There is a deeded right-of-way through the property for the driveway Jean asked if they will be moving the old shed or building a new one. A new one will be built. The frontage is more than 200ft, and Kyle estimated the distance from corner of cabin to property line to be 100ft, at least. There is no carport of garage.

Gail suggested making a decision without going into executive session and made a motion that the DRB approve the change of use from a camp to a single family residence belonging to Kyle Oliver and PolliJo Moryl. The motion was seconded by Matt Tell. There was no discussion and unanimous approval of the motion.

Work may begin on this project on June 6, 2019.

The hearing closed at 7:25pm.

The Dennis hearing for permit #19-03 W did not take place as it is no longer necessary. (The new bylaws regarding setbacks no longer requires a waiver and permit for their project.)

There was further informal discussion about upcoming hearings and issues, including a studio structure at the Poster residence and subdivision of the Ames property.

The next DRB meeting is scheduled for Tuesday, June 18, 2019.

The meeting closed at 7:38pm.

Respectfully submitted,
Lauren B. MacArthur,
DRB Administrative Assistant