

TOWN OF MARLBORO
DEVELOPMENT REVIEW BOARD MEETING
Tuesday, November 19, 2019
Marlboro Town Office

In attendance: Steven John, DRB Chair; Jean Boardman, DRB Vice Chair; Mary Sargent, Zoning Administrator; Gail MacArthur, DRB Member; John Nevins, DRB Member; Emily Falta, filling in for DRB Administrative Assistant; Anastasia Houze, Applicant; Julia Arduini, Applicant; Fletcher Proctor, Applicant.

Call to Order: Steven John, Chair, called the hearing to order at 7:02pm.

Began with introductions by board, and then guests. Steven explained how this is a quasi-judicial meeting, what the process will be, and how one might appeal the board's decision.

The DRB convened the hearing for Application #19-06 LD, an application from Fletcher Proctor for a Minor Subdivision; Divide a 780-acre parcel into two parcels, one with frontage on Butterfield Road and the other with frontage on Moss Hollow Road. The new boundary will follow the Old Sodom Road.

Fletcher Proctor sworn in, no interested parties present.

Fletcher explained how the 780 parcel will be split into two parcels. Mr. Ames' will provided that the portion to the west go to the Jenckes Foundation and the portion to the east go to his children. All of the land is in current use. No immediate plans for development.

Steven asks a question about orientation.

Fletcher clarifies the subdivision line. Points out that both lots have frontage on Butterfield Rd. Noted that both lots came from International Paper from two separate deeds.

Fletcher spent some more time explaining the maps and lots to Jean and the other board members. Noted that the property borders Marlboro College land.

Jean asked for more clarity about the boundary lines and some discussion about landmarks and land use among board members.

Gail moves that the board accepts Application #19-06 LD, an application for a Minor Subdivision, as stated in the application and shown on the map.

John seconds the motion.

Steven asks if there's any discussion. No further discussion. Unanimous approval of application.

First hearing concluded, and Steven swears in the next applicants, Julia and Anastasia, for Application 19 -17 CH. This application is to construct a yurt on a parcel with an existing single-family home.

Julia spoke about the property, currently owned by her parents, and owned originally by her grandfather. They want to build a yurt on this property that will function as a primitive camp without running water or electricity.

Discussion among board and applicants about map, driveway/access points.

Mary made a note of what would be required if they were to build a second permanent dwelling. Primitive camp is not subject to wildlife overlay. 60 days a year/no more than 21 days in a row.

Some discussion about landmarks and where exactly the property is and who their neighbors are.

Steven - does the board have any questions?

Some discussion among board members about yurts and discussion with the applicants about their future plans for the property. Julia and Anastasia will be back at the DRB next month with an application to subdivide the lot.

Mary and Steven noted some issues to be aware of when they return the following month for the subdivision hearing.

John makes a motion to approve Permit # 19-17 CH to add a second dwelling, yurt, on a plot of and which currently has a single family home. The proposed second dwelling will be transferred to a subdivided plot once the survey (in process) and town approval are completed in the next few months.

Gail seconds.

Discussion? Unanimous approval.. No abstentions.

Applicants excused.

Next meeting tentatively scheduled for December 17 at 7 pm.

Unanimous adjournment at 7:57 pm.