

TOWN OF MARLBORO
Development Review Board
510 South Road • PO Box E • Marlboro, VT 05344

Re: 19 May 2020 Hearing for Permit Application # 20-04 CH
Notice of Recess to complete Application

To: Benjamin Joyce, Applicant
PO Box 115
Wilmington, VT 05363

Andrew Connell, Owner
51 Trumbull Avenue
Stonington, CT 06378

Dear Mr. Joyce,

On May 19, 2020, the DRB convened by Zoom electronic teleconference to consider Permit Application # 20-04 CH for a Change of Use at 5661 Augur Hole Road (Tax Map # 03-00-24.) The project entails conversion of a Primitive Camp to a single-family Residence, with construction of a new water and wastewater system. The following documents were received pursuant to the Application:

Permit Application, signed by Owner dated April 27, 2020, and by Applicant dated 4/27/20

Water Supply & Septic System Design, Details and Notes, dated 1-31-2020, revised 4-17-20, prepared by Marquise & Morano for the Connell property (Tax Map # 03-00-24)

Approved WasteWater System Permit # WW-2-6046, dated March 10, 2020

Natural Resources Atlas map of the site showing locations of Flood Hazard Areas, provided by John Fay, Permit Specialist, VT Dept. of Environmental Conservation, Agency of Natural Resources, in an email dated May 15, 2020

Comments by John Broker-Campbell, Regional Floodplain Manager, VT Dept. of Environmental Conservation, Agency of Natural Resources, submitted in an email dated May 19, 2020

These exhibits are posted on the DRB page of the Town website in a Folder for Public Review. The minutes of this Hearing are posted there as well.

During the Hearing, Regional Floodplain Manager John Broker-Campbell testified that the existing structure subject to Change of Use is "likely located within the mapped River Corridor for the Marlboro Branch." This should be verified by a site visit and confirmed in a Letter of Determination from the Agency of Natural Resources (*Section 383.3.b ~ FFEHA Overlay District, Interpretation*). When the extent of the River Corridor has been established, a revised project sketch documenting its verified boundary relative to existing and proposed development of the parcel should be submitted to the Zoning Administrator (*Section 387.1 ~ Procedures*). Information required on the project sketch is detailed on the second page of the Permit Application, including the location of **all** existing and/or proposed structures with dimensions and setback distances, and location of the proposed well, septic tank, and leach field. Also see *Section 386 ~ Application Submission Requirements* for projects located in the FFEHA Overlay District.

The completed Application will be submitted to the Agency of Natural Resources, as required by *Section 387.1 ~ Procedures*. Upon receipt of comments from the ANR, additional documents may be required, such as a FEMA Elevation Certificate for the improved structure.

Construction of the Water Supply and Septic System Design referenced in Permit # WW-2-6046 cannot be completed as depicted, because the site plan does not conform with Marlboro Zoning Regulations. Permit # WW-2-6046 requires amendment, updating the Design plan to document the actual location of permitted construction on the site.

After hearing testimony and reviewing the submitted documents, the DRB determined that the application is incomplete. The Hearing was recessed pending submission of additional information:

- Revised project sketch for Permit # 20-04 CH, showing the verified extent of the mapped River Corridor, and the location of existing and proposed development relative to it
- Project Review Sheet for the proposal, issued by the Agency of Natural Resources, required by *Section 386.8 ~ Application Submission Requirements*
- Amended WasteWater System Permit # WW-2-6046, with corresponding amended Water Supply & Septic System Design plan, showing the actual intended development covered by this Application

The DRB will schedule reopening the Hearing upon receipt of these documents. Based on the information provided on the Project Review Sheet issued by the ANR, additional documents may be required. The DRB may recess the proceedings on any application pending submission of additional information (*Section 387.5 ~ Procedures*).

Dated at Marlboro, Vermont, this 3rd day of June, 2020


Steven John, Chairman
Marlboro Development Review Board