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LEGALS  
TOWN OF MARLBORO  
DEVELOPMENT REVIEW BOARD

A public hearing before the Development Review Board of the Town of Marlboro will be held as a Zoom electronic meeting at 7 PM on Tuesday, June 16, 2020, to consider:

1. Permit # 20-09 LD: Owners: Joshua Burns & Bonnie Holmes, PO Box 441, Marlboro, VT 05344-0441; Applicant: Richard Holmes, PO Box 58, Marlboro, VT 05344-0058; Location: 147 Moosewood Ridge, Marlboro, VT, Tax Map Number 11-02-05.2; Proposal: Final Plat Review for a Minor Subdivision; Divide a 6.47-acre parcel into three (3) lots, one with frontage on Ames Hill Road and two with access to Ames Hill Road by a deeded right-of-way (Moosewood Ridge).

The above application is available for inspection at the Marlboro Town Office, and on the Marlboro Town website ([marlborovt.us](http://marlborovt.us)).

Persons wishing to participate in the meeting from a remote location will find contact information posted on the DRB page of the Marlboro Town website ([marlborovt.us](http://marlborovt.us)). Persons wishing to appeal and be heard may do so in person or be represented by an agent or attorney. Communication about an application may be filed in writing with the DRB or at the Hearing.

Mary Sargent, Zoning Administrator  
[marlborozoningoffice@gmail.com](mailto:marlborozoningoffice@gmail.com)

Scheduled Zoom meeting:

Topic: DRB Hearing: June 16, 2020  
Time: Jun 16, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/86060410963?pwd=TmJHZlI2SkhKSTJvQXQ1TysxVjVZz09>

Meeting ID: 860 6041 0963

Password: 252410

One tap mobile

+16465588656,,86060410963#,,1#,252410# US (New York)

+13017158592,,86060410963#,,1#,252410# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 860 6041 0963

Password: 252410

Find your local number: <https://us02web.zoom.us/j/kZu29pD2j>

# SUBDIVISION PERMIT APPLICATION

Permit # 20-09LD

Town of Marlboro, Vermont

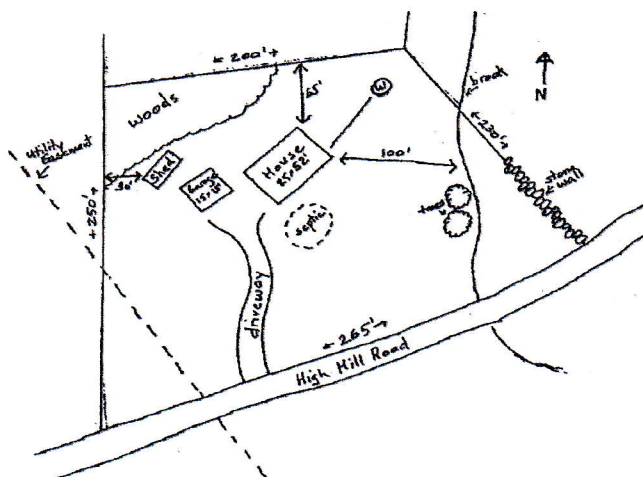
PO Box E Marlboro, VT 05344 802-254-2181

Fax 802-257-2447 [marlborozoneingoffice@gmail.com](mailto:marlborozoneingoffice@gmail.com)

## General Information for Permit Applicants

- An application can not be processed until it is complete and accurate, and the appropriate fees have been paid.
- A complete application requires the signature of the owner(s) of record of the property **and** authorization to represent owner, if the applicant is not the owner of record.
- Any additional pages or attachments must be signed and dated by the applicant, and must include the tax map number of the parcel being developed.
- Fees must be submitted with the application. See permit fee schedule for amounts due.
- All applications for subdivision permits are acted upon by the Development Review Board (DRB). The Development Review Board (DRB) may require site visits during the processing of this application.
- The Zoning Administrator has 30 days to act after the receipt of a **complete** application [24 V.S.A. 4448(d)]. **Plan your projects with this time frame in mind.** No permitted development may be undertaken until the appeal period (15 days following the issuance of a zoning permit) has passed.
- Permit denials may be appealed to the Vermont Environmental Court. (See Section 4.6 of subdivision Regulations.)

## EXAMPLE



Marlboro, Vermont  
Town Clerk's Office  
Received & Recorded

Date \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Attest: \_\_\_\_\_

Town Clerk



**Complete all information in ink.** If an item does not apply to you, please write in "n/a".

Owner(s) <u>Joshua P. Burns and Bonnie Holmes</u>	Applicant (if different) <u>Richard Holmes</u>
Mail Address <u>P.O. Box 441</u> <u>Marlboro, VT 05344</u>	Mail Address <u>P.O. Box 58</u> <u>Marlboro, VT 05344</u>
Phone <u>802-451-0958</u> Email <u>mr.josh.burns@gmail.com</u> <u>bonnie.burnside@gmail.com</u>	Phone <u>508-523-1377</u> Email <u>rholmes75@gmail.com</u>
Address <u>147 Moosewood Ridge</u> House # _____ Road _____ Tax Map # <u><del>11-02-052</del></u> <u><del>378-117-10377</del></u>	Complete for all <b>subdivisions</b> of land: Number of lots resulting: <u>3</u> Lots on Town Road <u>1</u> Frontage on Town Road <u>282.4'</u> Lots on Private Right-of-Way <u>2</u> Width of Right-of-Way <u>50'</u>
Zone <u>Village</u> # Acres <u>6.47</u> Book <u>58</u> Page <u>429-430</u>	
<b>Type of Project Proposed:</b> <input type="checkbox"/> Boundary Line Adjustment <input checked="" type="checkbox"/> Minor Subdivision (includes Division of Land) <input type="checkbox"/> Major Subdivision	

**Explain proposal.** (Attach additional sheets if needed. **Each** additional sheet must include the tax map number in the upper right corner of pages.)

We now have 2 homes on one property. This proposal would give each family its own lot. We have no plans to sell or develop the third lot, which both families will own jointly, but may in the future.

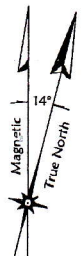
Submit a project sketch, locating the project area. The sketch plan must be **in ink** and must include:

- ☐ All boundaries and area of all contiguous land belonging to the owner of record, including land separated by a public right-of-way.
- ☐ General indication of the boundaries of the following features: wetlands and wet areas; flood hazard areas; slopes in excess of 15%; surface waters and associated buffer areas; prime and statewide agricultural soils and other open farmland; scenic features identified in the Town Plan; and prominent knolls and ridgelines.
- ☐ Proposed layout of property lines, existing and proposed restrictions on land, driveways, building envelopes, utilities including, but not limited to, water supply and septic disposal facilities, site improvements, proposed open space, land to be held in common and/or other features to be preserved.
- ☐ True North arrow and scale.



N

Bearings shown hereon are referenced to Magnetic North (1992) as determined in the Ref. Survey Plat #1



# LEGEND

- Point of Intersection
- Iron Pipe found
- Rebar Pin found
- 5/8" Rebar set w/ L.S.#74340 cap
- Traverse Instrument pt.
- Utility pole
- Overhead Utility lines
- Underground Utility lines (+/-)
- Easement Line
- Easement Centerline
- Highway Right-of-way
- Highway Centerline
- Property Line
- Approximate Property Line
- Former Property line (+/-)
- Edge of gravel road or drive
- Now or Formerly
- Stonewall
- Blazed & Painted Line
- Edge of Woods (+/-)
- Water Piping (+/-)
- Sewer Piping (+/-)
- Well Isolation Line
- 5 ft. Lidar Contour line
- Setback Offset

Course	Bearing	Distance
B1	S 35°42'30" W	16.86'
B2	N 54°17'40" W	51.17'
B3	N 35°42'30" E	49.25'
B4	S 22°06'30" E	60.81'

Course	Bearing	Distance
A1	S 54°17'40" E	75.01'
A2	S 35°42'30" W	47.31'
A3	N 22°06'30" W	88.63'

## Property Line Adj. Note:

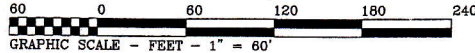
This property line is subject to a "Property Line Adjustment Exemption Determination" issued by the State of VT. - DEC, dated August 10, 2007 & recorded in Book 50, Page 557 of the Marlboro Land Records. Also, subject to a boundary line adjustment decision of the Marlboro DRB, dated Sept. 12, 2007, effective Oct. 2, 2007, filed in the Marlboro Town Clerk's Office under Tax Map No. 11-02-5.2.

## Subject Property -

Joshua P. Burns & Bonnie E. Holmes  
Book 58, Page 429 - 430  
7/16/2014 : 7/16/2014  
Parcel ID# 11 - 02 - 05.2  
Parcel Acreage - 6.47 ac. (+/-)

## Permit Note:

The "Burns/Holmes" Parcel is subject to a State of Vermont Wastewater & Water Supply Permit #WW - 2 - 5009-1, dated March 26, 2018.



## Reference is made to a WW plan by:

- Marquise & Morano, LLC, of Bellows Falls, VT, entitled, "Joshua Burns & Bonnie Holmes, Ames Hill Road, Marlboro, Vermont, Water Supply & Septic System Site Plan Design and Notes", plan dated 2/15/2018, Project No. MM173045.

## Reference is made to survey plats by:

- James C. Ferguson, of Guilford, VT, entitled, "Proposed Subdivision of the Land of George & Betty Jane McCormick, Marlboro, Vermont", plan dated 8/6/92, File No. 456-A. Filed in the Marlboro Land Records on slide #103.
- Malcolm Moore, PLS, of Marlboro, VT, entitled, "Part of the Easterly Boundary of Land of Edmund M. Brelsford, III and Veronica A. Brelsford, Ames Hill Road, Marlboro, Vermont", plan dated August-December 2007, File: 1203. Filed in the Marlboro Land Records on slide #333.
- Eric M. Morse, PLS, of Guilford, VT, entitled, "Boundary Survey Ames Hill Road, Marlboro, Vermont, Land of Wendy E. Slater, PO Box 2484, West Brattleboro, Vermont 05301", plan dated 9/24/2007, last rev. dated 4/22/08. Filed in the Marlboro Land Records on slide #334.

**NOTE: THIS PERMIT IS VOID IN THE EVENT OF MISREPRESENTATION. PERMITS EXPIRE ONE YEAR FROM THE EFFECTIVE DATE IF THE PROJECT HAS NOT BEEN STARTED, AND TWO YEARS FROM THE EFFECTIVE DATE IF THE PROJECT HAS NOT BEEN SUBSTANTIALLY COMPLETED.**

Date Approved:

Date Posted:

Date Valid:

## CERT

I hereby certify this hereon is based on an me, or at my direction, and other monument have been set and the best of my knowledge.

This plat is compiled from a field survey performed with a GeoMax Zoom90 electronic "total station". The survey meets requirements of a suburban survey with the unbalanced survey field work having an apparent error-of-closure better than 1:13,300. The information shown hereon is based upon the balanced survey field work, physical evidence found, parole evidence, deeds, and maps recorded in the Marlboro Land Records.

Survey Note 1: The "Burns & Holmes" parcel a "Road Maintenance Agreement" dated Nov recorded in Book 54, Page 431 of the Marlboro Records and to a utility easement granted to Public Service Corp. & Verizon New England, Oct. 16, 2004, recorded in Book 46, Page 65 Marlboro Land Records.

Note: Deferral of permit language is required in the deed for Lot #1C. There is no development proposed for this lot as of the date of this plat.

Survey Note: Right-Of-Way Ref. Survey centerline, was further The easement inconsistent

Course	Bearing	Distance
R1	S 27°42'10" W	85.32'
R2	S 58°24'10" E	23.08'
R3	S 31°33'50" W	50.00'
R4	N 58°24'10" W	34.16'
R5	S 62°22'50" W	122.51'
R6	N 22°06'30" W	50.16'
R7	N 63°22'50" E	127.95'
R8	N 37°42'10" E	105.86'
R9	N 45°02'00" E	51.62'
R10	S 03°37'00" E	66.61'

N/F Windham Housing Trust, Inc. Book 54, Page 374 - 378 11/15/2010 : 11/17/2010 Parcel ID# 11 - 02 - 05.12 (Ref. Survey #1)

Survey Note 3: Underground utility lines do existing on the "Burns/Holmes" parcel. Exact locations are unknown.



TAX MAP NUMBER 11 - 02 - 05.2  
~~378~~ - ~~117~~ - ~~10377~~

**Authorization of Owner(s) of Record:**

I (We) certify that all information on this document is true and accurate. I (We) authorize the Zoning Administrator to enter the property.

Bernie Helms Jim P. De 5/21/20  
Signature(s) Date

**Certification of Applicant (if different):**

I hereby certify that all information on this document is true and accurate, and that I am acting on behalf of the owner of record.

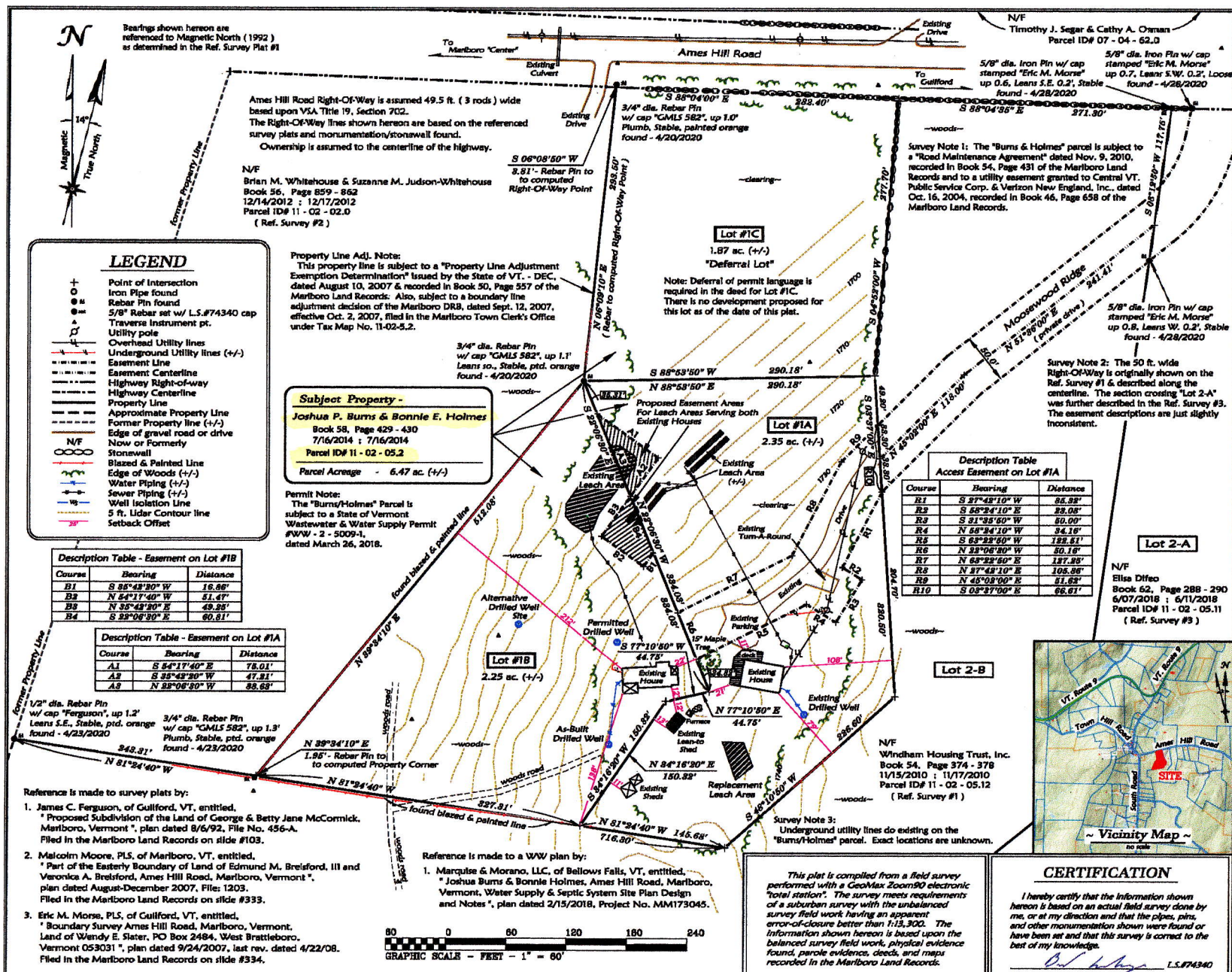
Thel Helms May 21, 2020  
Signature Date

**MARLBORO OFFICIAL USE ONLY**

Permit # 20-09 LD

Zoning Administrator	Development Review Board
Date received: <u>27 MAY 2020</u>	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: <u>16 JUNE 2020</u>
Fee received: \$ <u>465.00</u> Date: <u>27 MAY 2020</u>	
ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input checked="" type="checkbox"/> REFERRED TO DRB	ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
Date of action: <u>REFERRED TO DRB: 29 MAY 2020</u>	Date of action:
Effective date:	Date decision issued:
Expiration date:	
Inspection date:	
Notes & Conditions:	Conditions/Findings Letter: (within 45 days of hearing adjournment)
Signature:	Signature:





**LEGEND**

- Point of Intersection
- Rebar Pin found
- 5/8" Rebar set w/ L.S.#74340 cap
- Traverse Instrument pt.
- Utility pole
- Overhead Utility lines
- Underground Utility lines (+/-)
- Easement Line
- Easement Centerline
- Highway Right-of-way
- Highway Centerline
- Property Line
- Approximate Property Line
- Former Property Line (+/-)
- Edge of gravel road or drive
- Now or Formerly
- Stonewall
- Blazed & Painted Line
- Edge of Woods (+/-)
- Water Piping (+/-)
- Sewer Piping (+/-)
- Well Isolation Line
- 5 ft. Linder Contour line
- Setback Offset

**Description Table - Easement on Lot #1B**

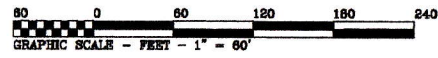
Course	Bearing	Distance
B1	S 88°43'30" W	16.86'
B2	N 54°17'40" W	51.47'
B3	N 35°48'30" E	49.85'
B4	S 39°06'30" E	60.81'

**Description Table - Easement on Lot #1A**

Course	Bearing	Distance
A1	S 54°17'40" E	78.01'
A2	S 35°48'30" W	47.81'
A3	N 39°06'30" W	88.68'

- Reference is made to survey plats by:
- James C. Ferguson, of Gullford, VT, entitled,  
"Proposed Subdivision of the Land of George & Betty Jane McCormick, Marlboro, Vermont", plan dated 8/6/92, File No. 456-A.  
Filed in the Marlboro Land Records on slide #103.
  - Malcolm Moore, PLS. of Marlboro, VT, entitled,  
"Part of the Eastern Boundary of Land of Edmund M. Brelsford, III and Veronica A. Brelsford, Ames Hill Road, Marlboro, Vermont",  
plan dated August-December 2007, File: 1203.  
Filed in the Marlboro Land Records on slide #333.
  - Eric M. Morse, PLS. of Gullford, VT, entitled,  
"Boundary Survey Ames Hill Road, Marlboro, Vermont,  
Land of Wendy E. Slater, PO Box 2484, West Brattleboro,  
Vermont 05301", plan dated 9/24/2007, last rev. dated 4/22/08.  
Filed in the Marlboro Land Records on slide #334.

- Reference is made to a W/W plan by:
- Marquette & Morano, LLC, of Bellows Falls, VT, entitled,  
"Joshua Burns & Bonnie Holmes, Ames Hill Road, Marlboro,  
Vermont, Water Supply & Septic System Site Plan Design  
and Notes", plan dated 2/15/2018, Project No. MM173045.



**Subject Property -**  
Joshua P. Burns & Bonnie E. Holmes  
Book 58, Page 429 - 430  
7/16/2014 : 7/16/2014  
Parcel ID# 11 - 02 - 05.2  
Parcel Acreage - 6.47 ac. (+/-)

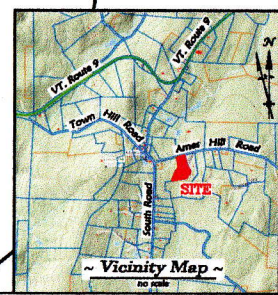
**Permit Note:**  
The "Burns/Holmes" Parcel is  
subject to a State of Vermont  
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dated March 26, 2018.

**Property Line Adj. Note:**  
This property line is subject to a "Property Line Adjustment  
Exemption Determination" issued by the State of VT. - DEC,  
dated August 10, 2007 & recorded in Book 50, Page 557 of the  
Marlboro Land Records. Also, subject to a boundary line  
adjustment decision of the Marlboro DRB, dated Sept. 12, 2007,  
effective Oct. 2, 2007, filed in the Marlboro Town Clerk's Office  
under Tax Map No. 11-02-5.2.

**Lot #1C**  
1.87 ac. (+/-)  
"Deferral Lot"  
Note: Deferral of permit language is  
required in the deed for Lot #1C.  
There is no development proposed for  
this lot as of the date of this plat.

**Description Table  
Access Easement on Lot #1A**

Course	Bearing	Distance
R1	S 27°48'10" W	86.98'
R2	S 68°24'10" E	28.08'
R3	S 31°35'50" W	80.00'
R4	N 68°34'10" W	34.10'
R5	S 67°22'50" W	122.61'
R6	N 28°06'30" W	80.18'
R7	N 68°22'50" E	187.88'
R8	N 37°48'10" E	106.86'
R9	N 48°03'00" E	51.63'
R10	S 08°37'00" E	66.61'



This plat is compiled from a field survey  
performed with a GeoMax Zoom90 electronic  
"total station". The survey meets requirements  
of a suburban survey with the unbalanced  
survey field work having an apparent  
error-of-closure better than 1:13,300. The  
information shown hereon is based upon the  
balanced survey field work, physical evidence  
found, parole evidences, deeds, and maps  
recorded in the Marlboro Land Records.

**CERTIFICATION**  
I hereby certify that the information shown  
hereon is based on an actual field survey done by  
me, or at my direction and that the pipes, pins,  
and other monumentation shown were found or  
have been set and that this survey is correct to the  
best of my knowledge.  
*Eric M. Morse* L.S.#74340

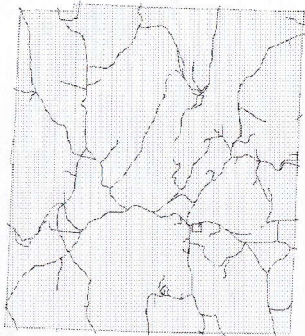
**KML Surveying & Design, PLC**  
Bradford Luckey - Licensed Land Surveyor #74340  
P.O. Box 922, Jacksonville, Vermont 05344  
TEL: 802-249-4831 • email: kmlsurveying@comcast.net

**Preliminary Subdivision Plat**  
LANDS OF:  
**JOSHUA P. BURNS & BONNIE E. HOLMES**  
147 Mooswood Ridge  
Marlboro, Vermont

Plan Date:  
5-20-2020  
Scale: 1" = 60'  
**SHEET**  
1 of 1



Town of  
Marlboro



11-02-05.2

147 Moosewood Ridge

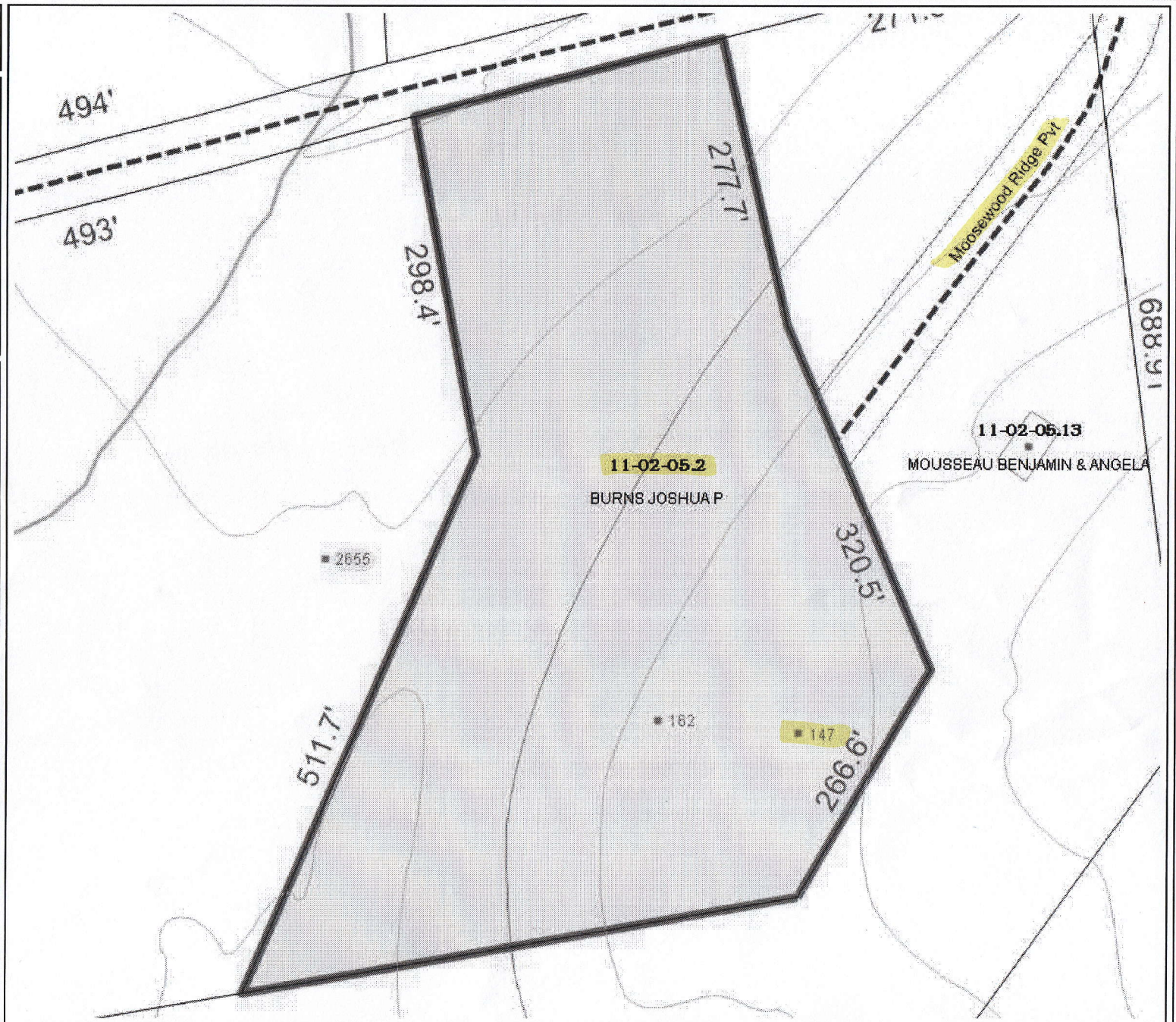
Burns Joshua P  
Holmes Bonnie E  
Po Box 441  
Marlboro, VT 05344-0441  
6.4 acres Grand List  
6.29 acres GIS

PERMIT #20-09LD

Map Features:  
Parcel Lines  
Building Locations  
Road Centerlines  
Streams & Ponds  
20' Contours

The Town of Marlboro and CTI assume no liability as to the sufficiency, accuracy, or the user's interpretation of the data delineated herein. Current to April 1, 2019

This map is for assessment purposes only. It is not to be used for description, conveyance, or determination of legal title.



Map Scale 1:1,500  
1 inch = 130 feet

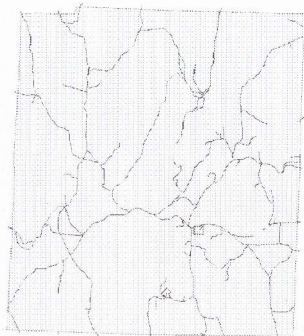
0 100 200 300 400 500 Feet

Map Printed on  
June 2, 2020





Town of  
Marlboro



11-02-05.2

147 MOOSEWOOD RIDGE

BURNS, JOSHUA  
HOLMES, BONNIE

PERMIT #20-09LD

Map Features:  
Parcel Lines  
Building Locations  
Road Centerlines  
Streams & Ponds  
Ortho Imagery 2015

*The Town of Marlboro and CTI assume no liability as to the sufficiency, accuracy, or the user's interpretation of the data delineated herein. Current to April 1, 2019*

*This map is for assessment purposes only. It is not to be used for description, conveyance, or determination of legal title.*



Map Scale 1:1,500  
1 inch = 130 feet

0 100 200 300 400 500 Feet

Map Printed on  
June 2, 2020



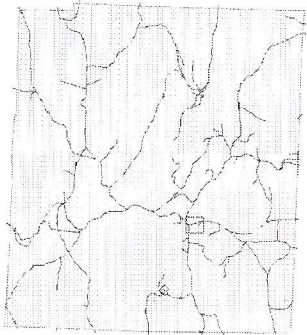


Location: 147 Moosewood Ridge

<u>Tax Map #</u>	<u>Location / E911 Address</u>	<u>Name of Abutter</u>	<u>Mailing Address</u>
07-04-62	2604 Ames Hill Road	Timothy Segar & Cathy Osman	P.O. Box 414 Marlboro, VT 05344-0414
07-04-68	2810 Ames Hill Road	Town of Marlboro	P.O. Box E Marlboro, VT 05344
11-02-02	2655 Ames Hill Road	Brian & Suzanne Whitehouse	P.O. Box 346 Marlboro, VT 05344-0346
11-02-05.11	2601 Ames Hill Road	Elisa DiFeo	P.O. Box 28 Marlboro, VT 05344-0028
11-02-05.12	89 Moosewood Ridge	Ben & Angela Mousseau (Tenants)	P.O. Box 365 Marlboro, VT 05344-0365
11-02-05.12	89 Moosewood Ridge	Windham & Windsor Housing Trust (Owner)	68 Birge Street Brattleboro, VT 05301-8428
11-02-05.2	162 Moosewood Ridge	Richard Holmes (Applicant)	P.O. Box 58 Marlboro, VT 05344-0058
11-02-05.2	147 Moosewood Ridge	Joshua Burns & Bonnie Holmes (Owners)	P.O. Box 441 Marlboro, VT 05344-0441
11-02-22.42	Trillium Way (no road frontage)	Jeremiah Wallack	P.O. Box 31 Marlboro, VT 05344-0031



# Town of Marlboro



11-02-05.2

147 Moosewood Ridge

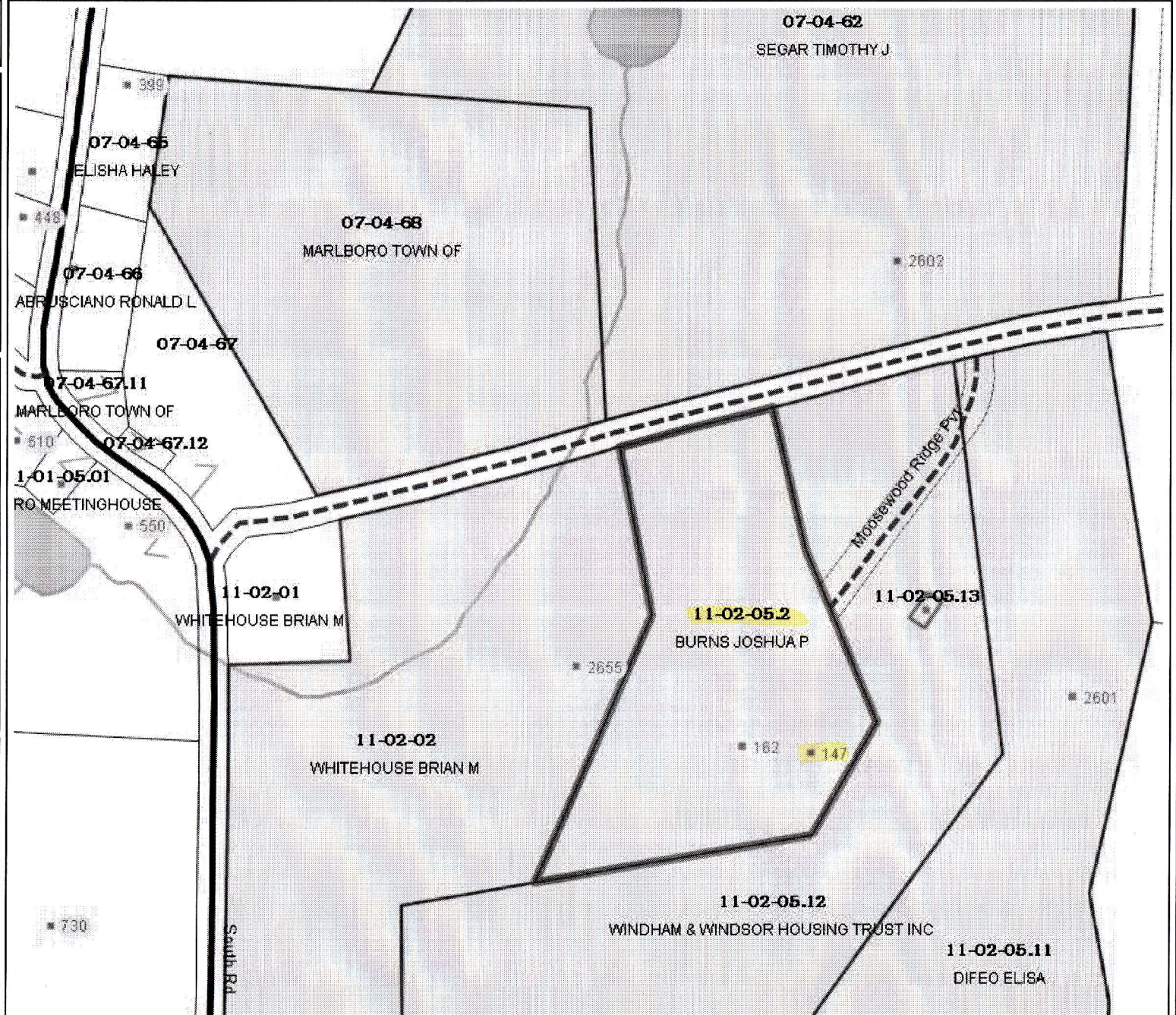
Burns Joshua P  
Holmes Bonnie E  
Po Box 441  
Marlboro, VT 05344-0441  
6.4 acres Grand List  
6.29 acres GIS

PERMIT #20-09LD

Map Features:  
Parcel Lines  
Building Locations  
Road Centerlines  
Streams & Ponds

The Town of Marlboro and CTI assume no liability as to the sufficiency, accuracy, or the user's interpretation of the data delineated herein. Current to April 1, 2019

This map is for assessment purposes only. It is not to be used for description, conveyance, or determination of legal title.



Map Scale 1:3,050  
1 inch = 250 feet

0 200 400 600 800 1000 Feet

Map Printed on  
June 2, 2020

