

**CONDITIONAL USE APPLICATION ~ CONSTRUCTION OF A NEW SHED
IN WILDLIFE HABITAT OVERLAY DISTRICT**

ENVIRONMENTAL CONSULTANT REVIEW

Prepared For:
Arne Hammarlund and Hollis Burbank-Hammarlund
2280 Ames Hill Road
Marlboro, VT 05344
Email: h.burbankhammarlund@gmail.com
802-257-4055

Tax Map # 08-02-24+25.1
Book 64 page 69
Zoning District: CONS
Acres: 102

Prepared By:
Hollis Burbank-Hammarlund
Land Use Planning/Environmental Consultant
Founder/Director, Work for Wild Life International
802-257-4055
Email: iwork4wildlife@gmail.com

Prepared For:
Town of Marlboro, VT ~ Development Review Board

July 30, 2020

Summary of Qualifications

While it may be unconventional to represent myself as both the Environmental Consultant *and* the applicant in a Development Review Board proceeding, I am fully qualified to conduct an accurate environmental review of the potential impacts of the proposed project—described below and in the original zoning permit application dated July 21, 2020—on Marlboro’s wildlife resources and habitat.

I hold a MRP (Master of Regional Planning) with focus on rural/resource planning and a BS in Environmental Studies with a focus on wildlife biology.

As a self-employed land use planner with Burbank-Hammarlund Associates, Inc. (1987-2005), and as Senior Planner with the Windham Regional Commission (1982-1987), I have provided land use/conservation planning services and technical assistance to towns, state and regional agencies, nonprofit organizations, businesses, landowners, attorneys, and citizen groups located throughout Vermont.

My planning expertise is diverse and includes: the development and implementation of town plans and zoning and subdivision regulations; natural resource identification, mapping and protection; and the creation of land conservation plans, among other services. I served as Executive Director of the Bonnyvale Environmental Education Center for five years where I directed a number of wildlife conservation initiatives.

I have extensive experience in the areas of zoning law, state and local permitting, project feasibility and impact analysis, and have provided expert testimony in land use disputes (Act 250, Superior Court, and Vermont Environmental Court) for a variety of towns, landowners, and citizen groups. In 1988, as a consultant to the Vermont Land Trust, I prepared the original land conservation plan on this property (2280 Ames Hill Road), when it was owned by Will Davisson, as part of his donation of conservation easements to the Trust. At that time, I consulted with Kim Royar, State Wildlife Biologist, walking the land together. Since purchasing the property in November of 2019, Arne and I have walked nearly every acre of our property.

I currently serve as founder/director of Work for Wild Life International, where I partner with NGOs throughout the world to protect endangered elephants and orangutans and their forest habitat in Asia.

<https://elesentience.wixsite.com/work4wilddlife>.

The Proposed Project & Site

Development on our property is guided by Vermont Land Trust (VLT) conservation deed restrictions. Thus, we have consulted with VLT and have received permission to locate our shed as proposed (see attached VLT letter).

We are proposing to build a new, 22' x 22', free-standing, wooden shed with a gravel floor to house our tractor, mowers, snow blower, canoe, and kayaks, etc. No water, plumbing, or electrical service will be installed. Activity in the shed will be limited to moving equipment in and out.

The shed will be tucked into an existing tree line (half the building tucked into the woods, half the building extending beyond the woods into the lawn area). It will be located close to our existing garage and tool shed—within the existing well-defined development envelope, which also includes our home and a screened porch. See 7/21/20 Site Plan.

The location will leave sufficient room between buildings to maneuver the tractor. Minimal site clearing is needed, but an estimated 3-4 mature maples, along with several small beech and birch trees—will need to be removed. No driveway will be installed. Site work will be carried out by Jim Herrick.

This location was selected as it will: (1) respect the current land use pattern of cluster development on our property; (2) provide close access to our household

equipment, as needed; (3) require minimal forest disturbance; and (4) not be visible from our house (an important aesthetic consideration for us).

Conformance to the Town of Marlboro Wildlife Habitat Overlay District

In evaluating the shed construction project as proposed above, I reviewed the following: (1) Marlboro Zoning Bylaws; (2) Marlboro Town Plan; (3) Windham Regional Commission maps (online); and (4) the Vermont Agency of Natural Resources online BioFinder maps and information. I have attached relevant maps and have indicated the location of the project using arrows for easy reference.

I can safely conclude that the proposed project meets all of the requirements and standards of the Wildlife Habitat Overlay District (WH) with no anticipated impacts on wildlife as described below.

Section 354-Standards and Special Requirements for Development Activities in the Wildlife Overlay District

Section 354- 1: The shed will be located in close proximity to existing development and will leave the greatest contiguous land/forest area undisturbed as identified in our Site Plan materials.

Section 354 – 2:

- a. As noted above, this project has been designed and sited to minimize penetration into the forest by using clustering within forest-edge areas of our yard.
- b. As seen on our July 21, 2020 Site Plan and aerial photo, the shed will be located within an existing development envelope, minimizing impacts.
- c. Our existing driveway and lawn area will serve as access to our shed. No new driveway surface will be installed (it's not needed). No new utility lines will be installed.
- d. The shed will not have electrical service. We will likely install motion-activated (battery-operated) exterior and interior lighting to allow us to safely access the shed at night. Exterior lighting will be dim and downward pointing.
- e. This project is not sited near any wildlife corridor (see attached map).
- f. Not applicable. No forestland is being subdivided.
- g. This project is not located within or near a mapped wildlife crossing (see attached map).

Section 354 – 3: All buffer standards will be met.

- a. Rivers, streams, lakes, ponds and wetlands:* The nearest applicable water resource is a Class 2 wetland (identified as a “Wetlands-Highest Priority” on the BioFinder map) and associated stream located approximately 1,100 feet to the east (see Site Plan).
- b. Deer wintering areas:* There are no official, mapped deer wintering areas within 300 feet of our project (see attached map).
- c. Mast stands:* There are no official, mapped mast stands within 1,300 feet of our project (see attached map).
- d. Vernal pools:* There are no official, mapped vernal pools within 600 feet of our project (see attached map). Like much of Marlboro, small vernal pools exist on our property adjacent to the wetland, but they are located in excess of 1,100 feet from the project.

Our project is located (as is most of Marlboro) in a *Priority Connectivity Block*, but is not located in or near the following (see attached maps).

- Bear Production Habitat
- Seasonal Bear Habitat
- Wildlife Crossing
- Rare and Uncommon Species
- Vernal Pools

Conclusion: As demonstrated above, our proposed shed project will have little or no impact on Marlboro’s wildlife and their habitat and is in keeping with the spirit, intent, and regulatory guidelines of the Wildlife Habitat Overlay District.



July 16, 2020

Hollis Burbank-Hammarlund and Arne Hammarlund
P.O. Box 449
Marlboro, VT 05344

RE: Approval for shed

Dear Hollis and Arne,

It was nice to talk with you recently, Hollis. It is exciting that you are the new owner of a property that you helped conserve many years ago! During our call, you requested to build a shed to provide storage for your land stewardship equipment. The proposed location is north of the garage, as shown on the attached map. It will be one level (≤ 12 feet high) and about 484 square feet in area.

Section III-13 of the 1995 Second Amendment to Grant of Development Rights and Conservation Restrictions ("the Grant") permits, with prior written approval, appurtenant structures normally associated with a residence. Please accept this letter as VLT's approval for your shed to be built and used as described in this letter.

Please note, that this structure may not be used for residential purposes of any kind. Also note that you may need additional approval to comply with municipal or state regulations. Should you decide to move, enlarge, or change the use of this structure, please contact me for additional approval. If anyone uses or maintains the structure in a manner not consistent with this letter, we have a right to end our approval.

This approval is valid until December 31, 2021. Thereafter, if construction has not commenced and you wish to move ahead, you will need to resubmit your request for approval.

If you have questions about this letter, please contact me at the Brattleboro office (802-246-1503; jennifer@vlt.org). Have a healthy and safe summer.

Sincerely,

Jennifer Garrett
Regional Stewardship Manager

VLT# 130230

8 Bailey Avenue

Montpelier, VT 05602
(802) 223-5234
(802) 223-4223 fax
vlt.org

REGIONAL OFFICES

Central Vermont
8 Bailey Avenue
Montpelier, VT 05602
(802) 223-5234

Champlain Valley
P.O. Box 850
Richmond, VT 05477
(802) 434-3079

Northeast Kingdom
171 Scott Farm Road
Newport, VT 05855
(802) 748-6089

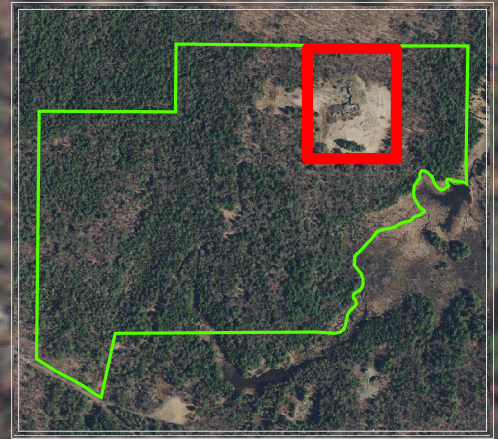
Southeast Vermont
54 Linden Street
Brattleboro, VT 05301
(802) 251-6008

Southwest Vermont
10 Furnace Grove Road
Bennington, VT 05201
(802) 442-4915

Shed Approval



Property: Davisson/Maxell Powers
(Burbank-Hammarlund)
Location: Marlboro, Vermont



Shed location



Burbank-Hammarlund property

0 25 50 100 150 200 Feet

0 7.5 15 30 45 60 Meters



Scale: 1:1,000

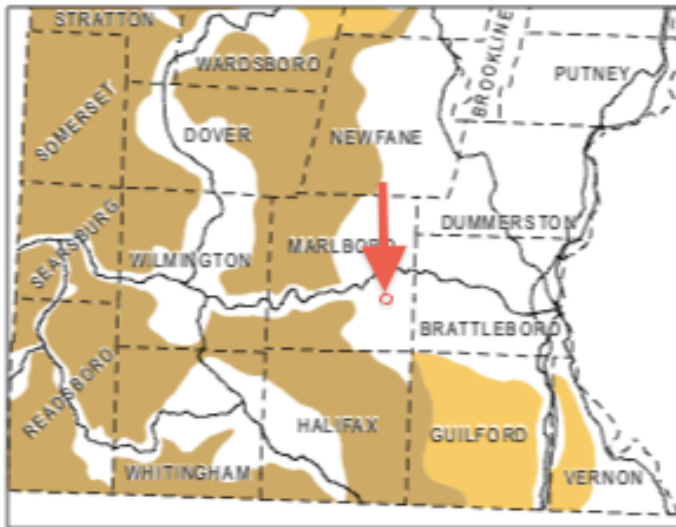
**Application to Marlboro Development Review Board
Arne Hammarlund and Hollis Burbank-Hammarlund
July 30, 2020**



2280 Ames Hill Road
Tax Map # 08-02-24+25.1
Book 64 page 69
Zoning District: CONS
Acres: 102

EXHIBIT 1

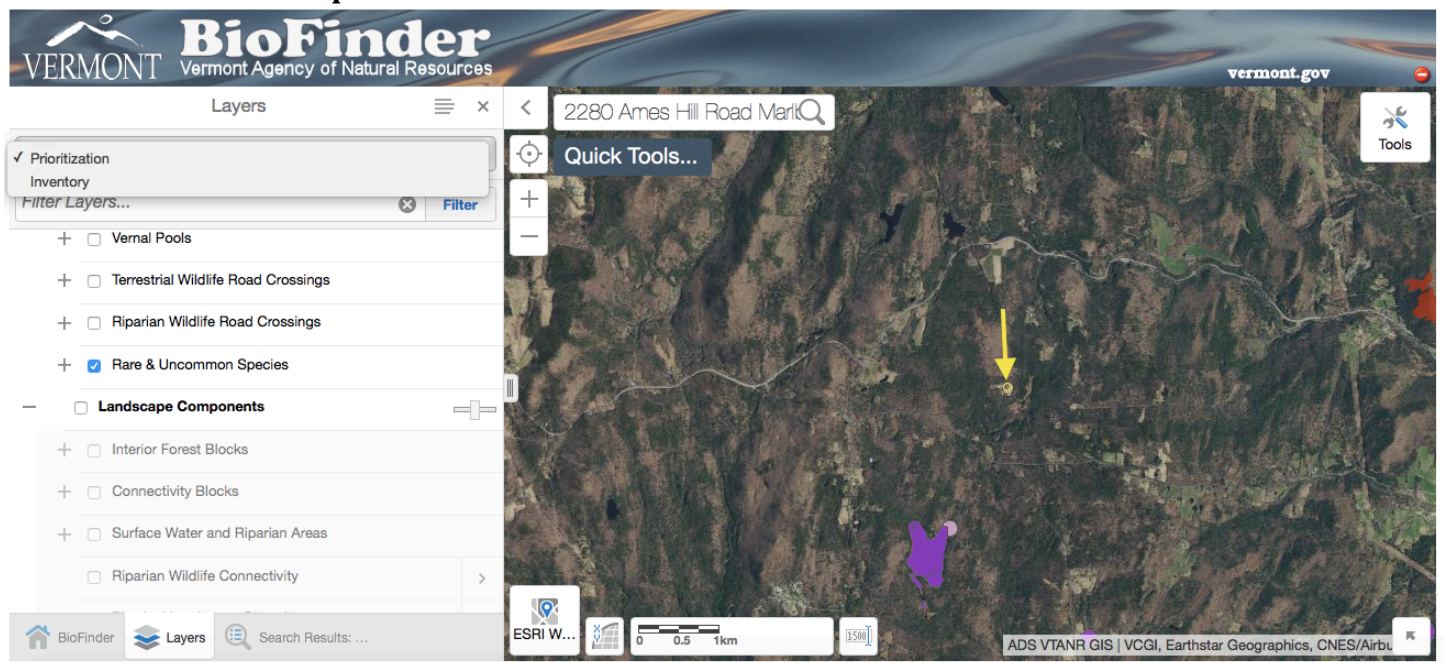
Note: Arrows show project site: 2280 Ames Hill Road, Marlboro, VT

Bear habitat in Southeastern Vermont:

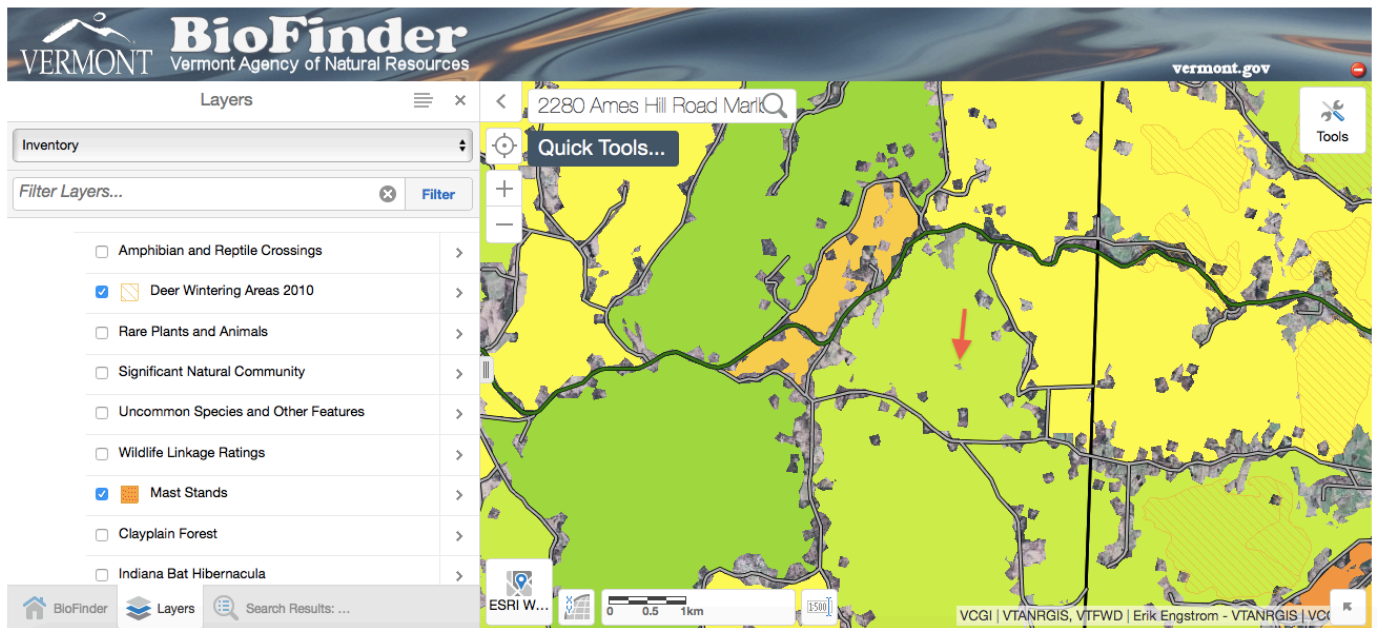


 Bear production habitat
 Seasonal bear habitat

Rare and Uncommon Species



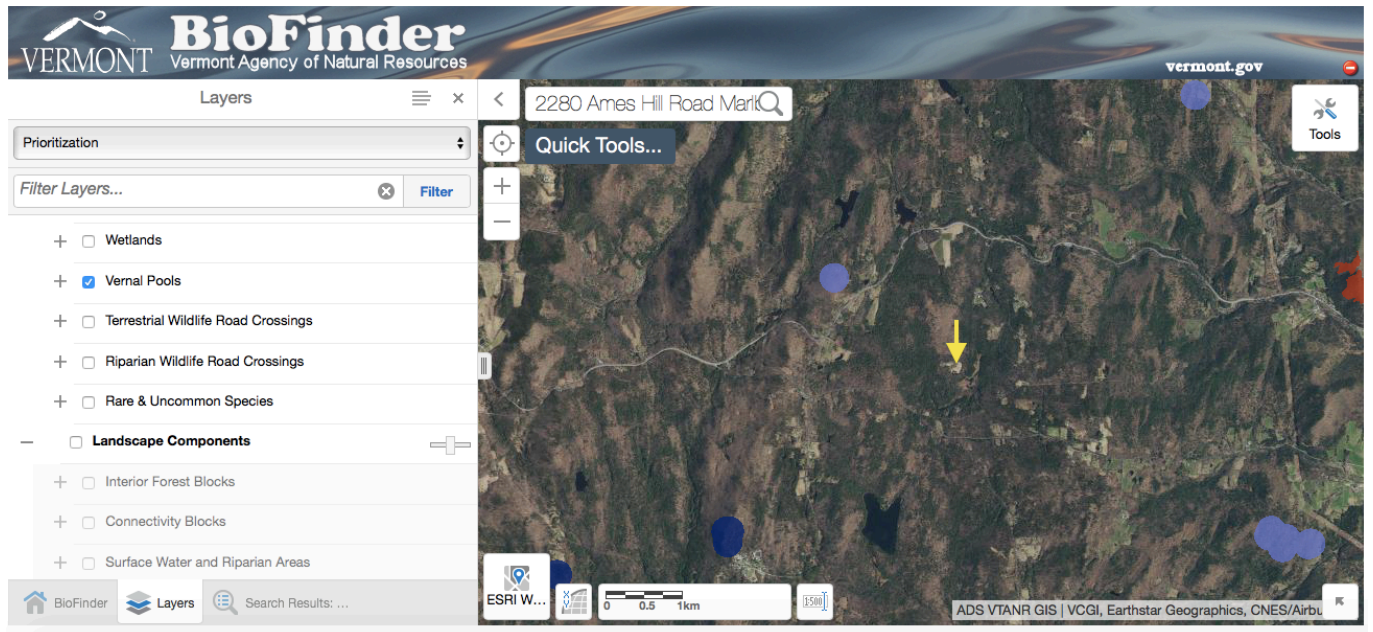
Deer Wintering Areas and Mast Stands



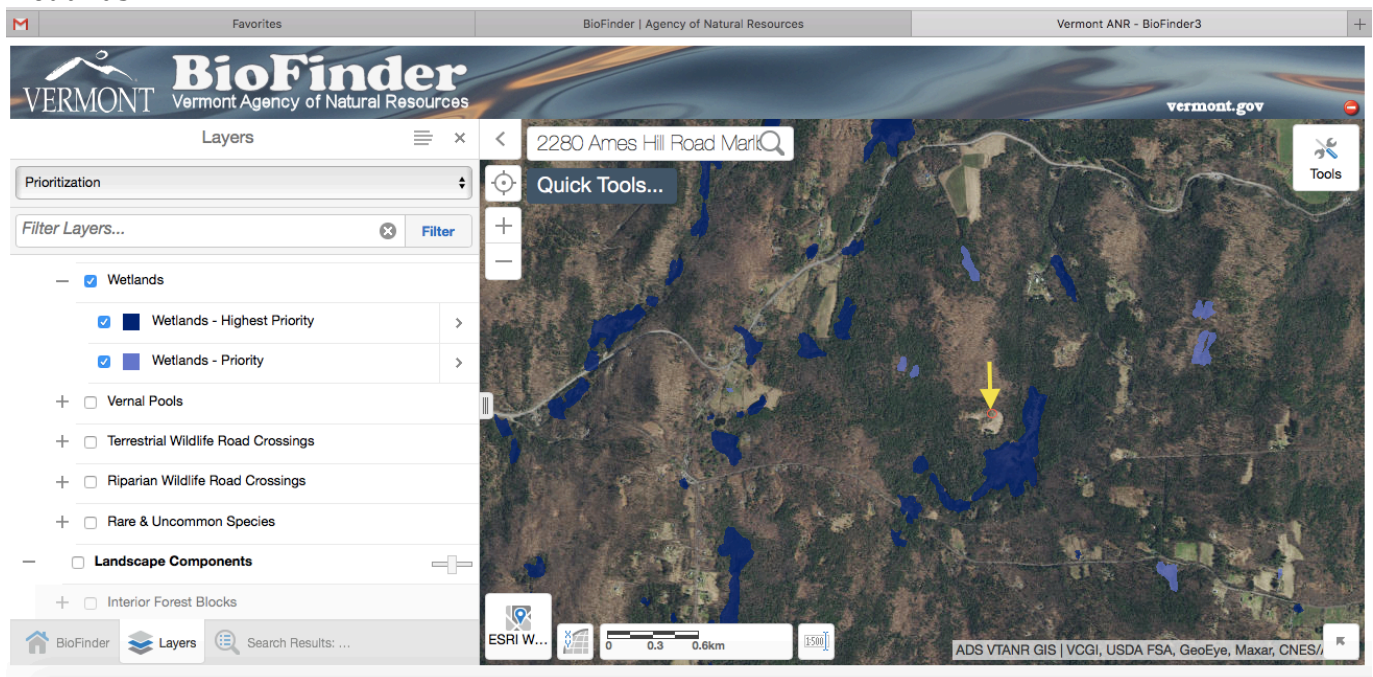
Wildlife Connectivity Blocks



Vernal Pools



Wetlands



Home > Marlboro_wildlife

Modify

