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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 15, 2021, to consider:

1. Permit # 21-12 W: Owner: Aaron Aldrich, 552 Hinesburg Road, Brattleboro, VT 05301; Location: 4535 VT Route 9, Marlboro, VT; Tax Map Number 06-02-31; Proposal: Waiver; Add upper & lower decks to house located within side yard setback from parcel boundary to the south.
2. Permit # 21-13 W: Owner: Donald Patterson, 3005 Higley Hill Road, West Marlboro, VT 05363; Location: 3005 Higley Hill Road, Marlboro, VT; Tax Map Number 02-00-56; Proposal: Waiver; Addition to garage located within side yard setback from parcel boundary to the west.

The above applications are 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: Marlboro Development Review Board Hearing  
Time: Jun 15, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/83694032957?pwd=ZE95VTRxWG9qQ3EyUCtYWitBUE1KUT09>

Meeting ID: 836 9403 2957

Passcode: 531385

One tap mobile

+13126266799,,83694032957#,,,,\*531385# US (Chicago)

+16465588656,,83694032957#,,,,\*531385# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 836 9403 2957

Passcode: 531385

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

Permit # 21-13W

PO Box E Marlboro, VT 05344 802-254-2181  
Fax 802-257-2447 [marlborozoneingoffice@gmail.com](mailto:marlborozoneingoffice@gmail.com)

- 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.
- Inspection by the Zoning Administrator may be required before the project start.
- 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.
- Denials may be appealed to the Development Review Board by filing a written request within 15 days of the denial.

A hand-drawn map of a property. The map shows a large rectangular area with several features and measurements:

- Top Boundary:** A line with a measurement of  $\approx 200'$  and a north arrow pointing upwards.
- Left Boundary:** A dashed line with a measurement of  $\approx 550'$  and a label "Utility easement" with an arrow pointing left.
- Right Boundary:** A line with a measurement of  $\approx 220'$  and a label "drain" with an arrow pointing right.
- Bottom Boundary:** A line with a measurement of  $\approx 265'$  and a label "High Hill Road".
- Internal Features:**
  - A "House 40x22" is shown as a rectangle.
  - A "Garage 15x10" is shown as a smaller rectangle.
  - A "Shed" is shown as a small rectangle.
  - A "driveway" is shown as a path leading from the bottom boundary towards the house.
  - A "circular" feature is shown as a dashed circle.
  - Two small circles are labeled "trees".
  - A "Woods" area is indicated in the top left corner.
  - A circled "W" is located near the top right corner.
- Measurements:**
  - A vertical measurement of  $65'$  is shown between the top boundary and the house.
  - A horizontal measurement of  $100'$  is shown between the house and the right boundary.

Town Clerk



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

Owner(s) <u>Donald Patterson</u> Mail Address <u>3005 Higley Hill Rd</u> <u>West Marshboro VT</u> Phone <u>464 8233</u> Email _____	Applicant (if different) <u>same</u> Mail Address _____ Phone _____ Email _____
Address <u>3005 Higley Hill Rd</u> House # _____ Road _____ Tax Map # <u>02</u> - <u>00</u> - <u>56</u> Zone <u>RR</u> # Acres <u>2.1</u> Book <u>23</u> Page <u>438</u>	<b>Present Use</b> <input checked="" type="checkbox"/> Single or Two-Family Residence <input type="checkbox"/> Multi-family Residence <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Camp <input type="checkbox"/> Educational <input type="checkbox"/> Commercial <input type="checkbox"/> Undeveloped Land <input type="checkbox"/> Other _____
<b>Proposed Project (sketch plan required)</b> <input type="checkbox"/> New Structure <input checked="" type="checkbox"/> Addition to Existing Structure <input type="checkbox"/> Accessory Use <input type="checkbox"/> Other _____	<b>Proposed Project (site plan required).</b> <input type="checkbox"/> Change of Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Variance <input type="checkbox"/> PUD <input type="checkbox"/> Other _____

Explain proposal, including dimensions and height to peak. (Attach additional sheets if needed.)

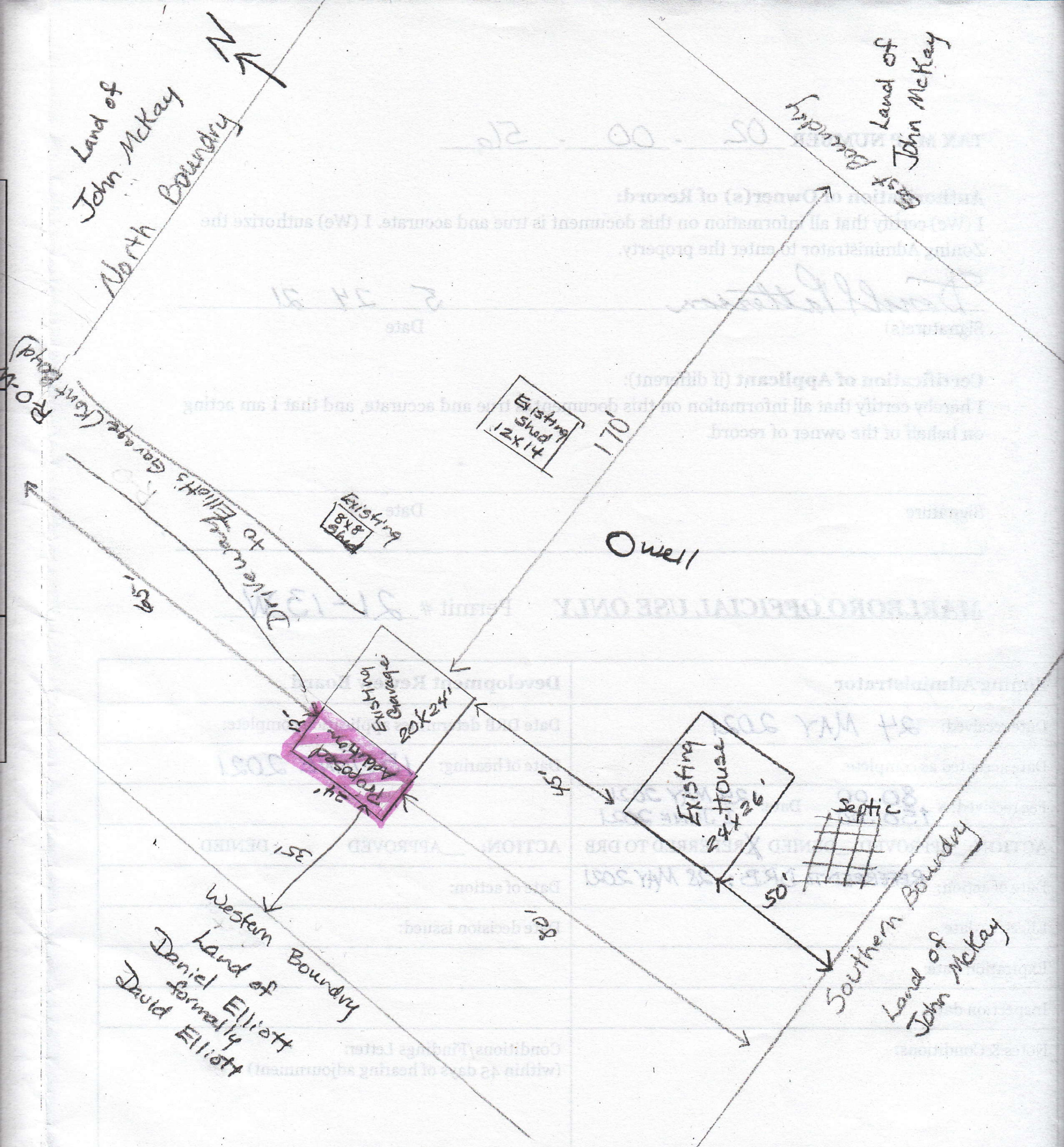
Each additional sheet must include the tax map number in the upper right corner of pages.)

12'x20' height of 20' addition to current garage

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

- ☒ show boundary lines, road frontage, driveways, easements, and rights-of-way
- ☒ locate all existing buildings/structures, with dimensions, heights, and setback distances from property lines, roads, brooks, and ponds.
- ☐ locate all proposed structures, with dimensions and setback distances from property lines, roads, brooks, and ponds
- ☒ indicate existing and/or proposed wells, septic tanks, and leach fields
- ☒ indicate North
- ☐ show location of brooks, ponds, wet areas, and significant landmarks or resources, such as stone walls or cellar holes. N/A





**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:



TAX MAP NUMBER 02 - 00 - 56

**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.

Donald Patterson

Signature(s)

5 24 21

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.

Signature

Date

**MARLBORO OFFICIAL USE ONLY**

Permit # 21-13W

Zoning Administrator	Development Review Board
Date received: <u>24 MAY 2021</u>	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: <u>15 JUNE 2021</u>
Fee received: \$ <u>80.00</u> <u>150.00</u> Date: <u>24 MAY 2021</u> <u>1 JUNE 2021</u>	
ACTION: <u>APPROVED</u> <u>DENIED</u> <u>X</u> <u>REFERRED TO DRB</u>	ACTION: <u>APPROVED</u> <u>DENIED</u>
Date of action: <u>REFERRED TO DRB: 28 MAY 2021</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:



PERMIT #21-13 W

Google Maps

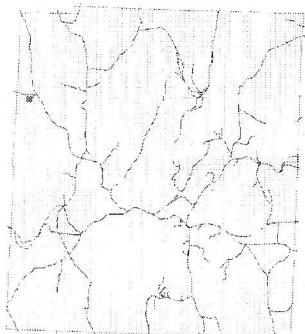
3005 Higley Hill Rd

~ TAX MAP # 02-00-56





Town of  
Marlboro



02-00-56

3005 Higley Hill Road

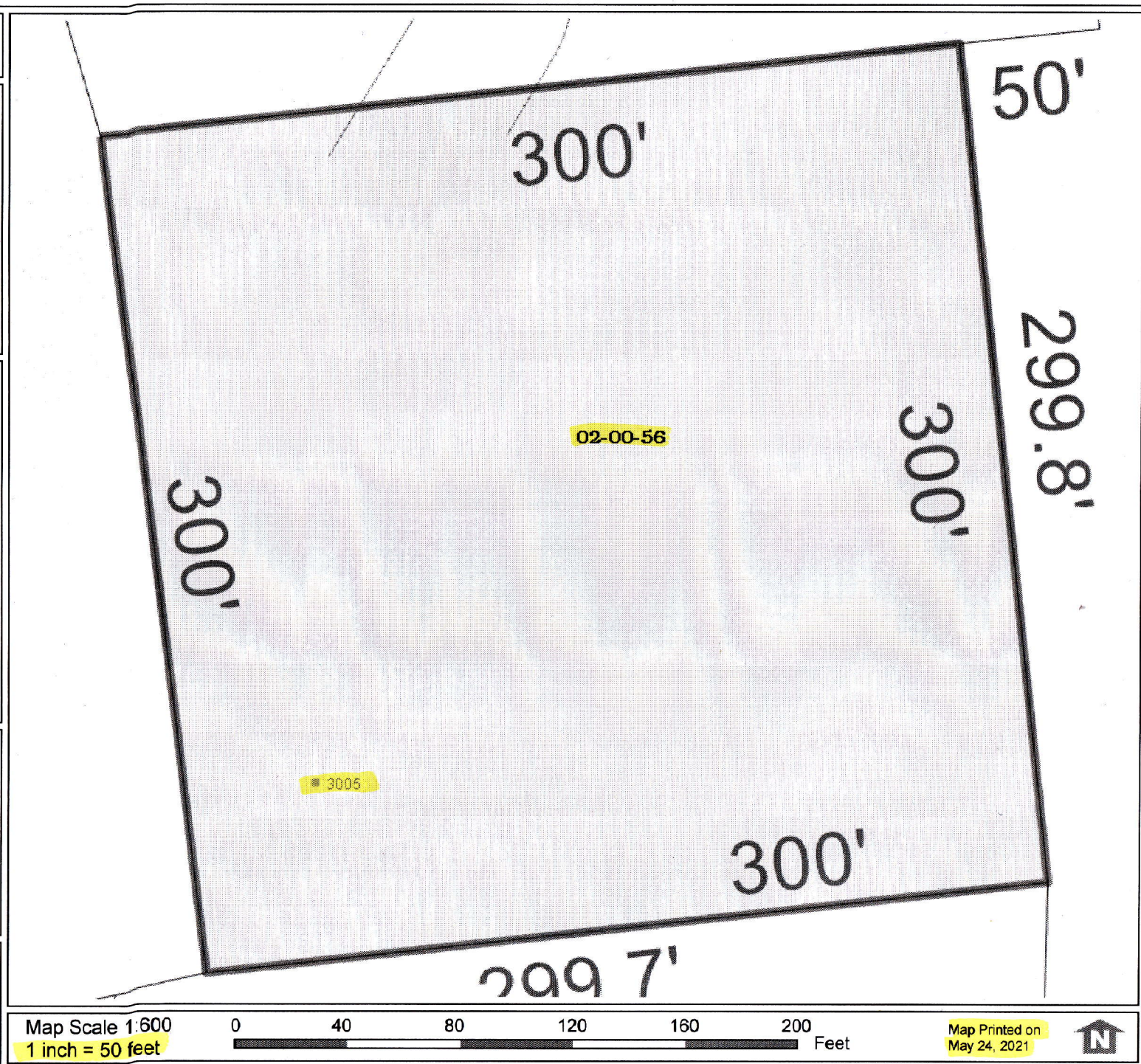
Patterson Donald R  
3005 Higley Hill Road  
Wilmington, VT 05363  
2.1 acres Grand List  
2.08 acres GIS

PERMIT #21-13W

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, 2020*

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



Map Scale 1:600  
1 inch = 50 feet

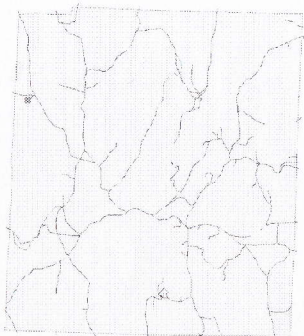
0 40 80 120 160 200 Feet

Map Printed on  
May 24, 2021





Town of  
Marlboro



02-00-56

3005 HIGLEY HILL ROAD  
PATTERSON, DONALD

PERMIT #21-13W

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

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Map Scale 1:600  
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0 40 80 120 160 200 Feet

Map Printed on  
May 24, 2021



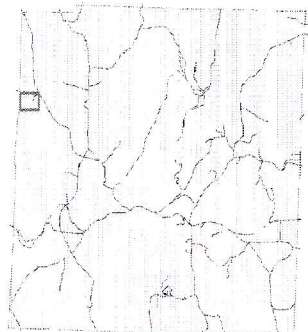


**Abutters to Patterson Property**  
**Tax Map # 02-00-56**Location: 3005 Higley Hill Road

<b><u>Tax Map #</u></b>	<b><u>Location / E911 Address</u></b>	<b><u>Name of Abutter</u></b>	<b><u>Mailing Address</u></b>
02-00-55.11	Marlboro Heights	Joseph Gorbecki (406 Pond Brook, LLC)	173 Lake Ridge Road Southbury, CT 06488
02-00-55.12	354 Marlboro Heights	Douglas Hollenbeck	29 Timothy Drive Westerly, RI 02891
02-00-55.13	Marlboro Heights	Robert Finucane	164 Gorham Road South Kent, CT 06786
02-00-55.2	3127 Higley Hill Road	Daniel Elliott	3127 Higley Hill Road Wilmington, VT 05363
02-00-56	3005 Higley Hill Road	Donald Patterson (Applicant)	3005 Higley Hill Road Wilmington, VT 05363
02-00-57	3007 Higley Hill Road	Kent Boyd & Bradley Boyd	182 Shippee Road Whitingham, VT 05361



# Town of Marlboro



02-00-56

3005 Higley Hill Road

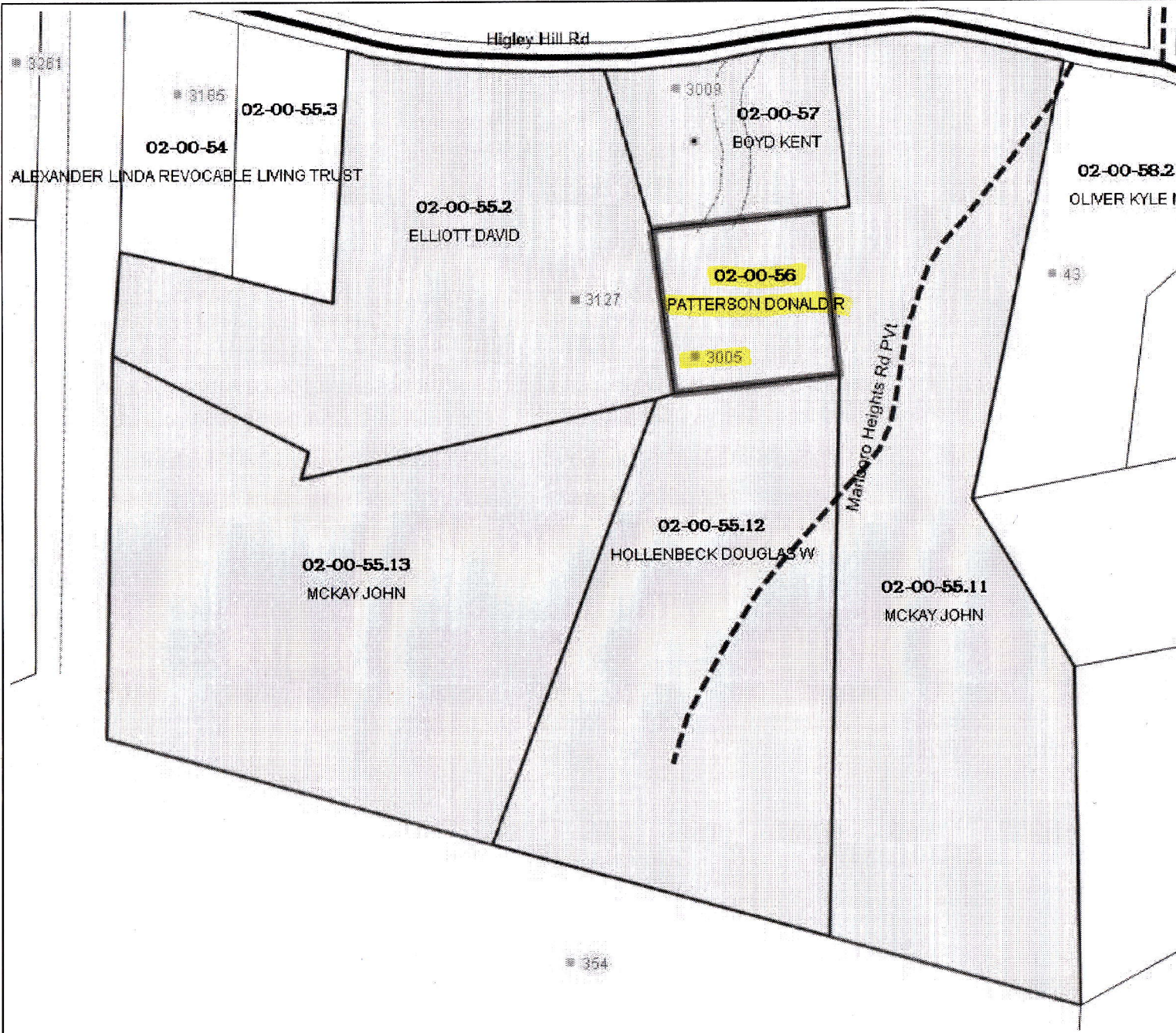
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Map Scale 1:3,200  
1 inch = 270 feet

0 200 400 600 800 1000 Feet

Map Printed on  
May 24, 2021

