

DRAFT MINUTES
TOWN OF MARLBORO DEVELOPMENT REVIEW BOARD MEETING
Tuesday, July 20, 2021, 7:00 p.m.

Permit #21-11 CH

Attending

DRB:

Steven John (Chair)
Jean Boardman (Vice Chair)
Gail MacArthur
John Nevins
Brent Seabrook
Mary Sargent (Zoning Administrator)
Peter Barus (Administrative Assistant)

Applicants:

Hannah Cressy
Allison Norsworthy

Public:

Call to Order

The meeting was called to order at 7:05 p.m.

Everyone introduced themselves. Dr. John explained the procedure; that the meeting was a quasi-judicial hearing, and the decision would be binding on the Applicants; that the Environmental Court had jurisdiction; the right of Appeal; and that the meeting was being recorded electronically as well as in written minutes.

Permit # 21-11 CH: Owners: Allison Norsworthy & Hannah Cressy, PO Box 347, Marlboro, VT 05344-0347; Location: 310 Cowpath 40, Marlboro, VT; Tax Map Number 12-00-31.1; Proposal: Change of Use; Build a two-car barn with a one-bedroom apartment on the second floor, accessory to an existing single-family home.

Ms. Cressy and Ms. Norsworthy were duly sworn by the Chair.

Ms. Norsworthy was recognized, and explained their hope to build a two-car garage, with apartment above for visiting family.

Ms. Sargent explained that this would be a Change of Use: an Accessory Dwelling.

Ms. Norsworthy described the driveway on Cowpath 40 and the location of the existing structure, over 100 ft from any boundaries, and noted discussions with a building contractor.

Ms. MacArthur asked if the new unit would use the same septic system. Ms. Norsworthy explained that it would be connected, but would have an additional dedicated solids tank at the apartment; that a septic system designer had suggested a second solids tank at the apartment, using the same leach-field.

Mr. Seabrook discussed the layout of the structures; a two-bedroom dwelling in a one-storey house. Ms. Norsworthy explained that there was a finished basement.

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Dr. John clarified that an additional building under construction on the property had permits; that this was not the subject of the present Hearing, nor under the Board's jurisdiction; noted the provided aerial view and plot plan; and invited further questions.

Ms. Boardman asked about additional facilities. Ms. Norsworthy explained a bakery-oven under construction.

Mr. Seabrook asked about the issue that had precipitated the present appeal. Ms. Sargent explained Change of Use, required under the bylaws. Dr. John noted that the distance to boundaries could be of concern because of the possibility of subdivision, and that this did not seem to apply in the present case.

There were no further questions.

Ms. MacArthur moved to approve Permit #21-11 CH (Change of Use). Second by Mr. Seabrook. **All in favor.**

The Hearing was concluded.

Adjournment

There being no other business, the meeting was Adjourned at 7:27 p.m. by unanimous consent.

Respectfully submitted, July 20, 2021, Peter Barus, Admin. Asst.