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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 in the Town Office with Zoom videoconference at 7 PM on Tuesday, July 20, 2021, to consider:

1. 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.

The above Application is available for inspection at the Marlboro Town Office, and on the Marlboro Town website (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). 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

Scheduled Zoom meeting:

Topic: Marlboro Development Review Board Meeting
Time: Jul 20, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/83323968433?pwd=cUQyS085MldMcHJTczQ0OC9tTjVuUT09>

Meeting ID: 833 2396 8433

Passcode: 233133

One tap mobile

+16465588656,,83323968433#,,,,*233133# US (New York)

+13017158592,,83323968433#,,,,*233133# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 833 2396 8433

Passcode: 233133

Find your local number: <https://us02web.zoom.us/u/kBzLgLZ02>

Permit # 21-11 CH

PO Box E Marlboro, VT 05344 802-254-2181
Fax 802-257-2447 marlborozoningoffice@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 the study area. The map shows a road labeled "High Hill Road" at the bottom, with a distance of "≈ 265' →" marked. A "driveway" leads from the road to a "House 40582". To the left of the house is a "Pump 1750". Further left is a "Well" and "Woods". A dashed line indicates a "45° N. Elevation". Distances are marked: "≈ 200' →" at the top, "100' →" between the house and a point labeled "D", and "≈ 55' →" from the well to the house. A "brook" is on the right, with a distance of "≈ 230' →" from the house. A "dump" is marked "to the south". A north arrow points upwards, labeled "N". A dashed circle labeled "Sept." is near the driveway.

Town Clerk

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

Owner(s) <u>Allison (Cole) Norsworthy & Hannah Cressy</u>	Applicant (if different) _____
Mail Address <u>PO BOX 347</u> <u>Marlboro, VT 05344</u>	Mail Address _____
Phone <u>510-677-9177 & 802-598-4314</u>	Phone _____
Email <u>finocchiov@gmail.com</u>	Email _____
Address <u>310 COWPATH 40</u> House # _____ Road _____	Present Use <input type="checkbox"/> Single or Two-Family Residence <input type="checkbox"/> Multi-family Residence <input checked="" 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 _____
Tax Map # <u>12</u> - <u>00</u> - <u>31</u>	
Zone <u>Rural Residential</u> # Acres <u>16</u>	
Book <u>54</u> Page <u>470</u>	
Proposed Project (sketch plan required) <input type="checkbox"/> New Structure <input type="checkbox"/> Additional to Existing Structure <input checked="" type="checkbox"/> Accessory Use <input type="checkbox"/> Other _____	Proposed Project (site plan required). <input type="checkbox"/> Change of Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Variance <input type="checkbox"/> PUD <input type="checkbox"/> Other _____

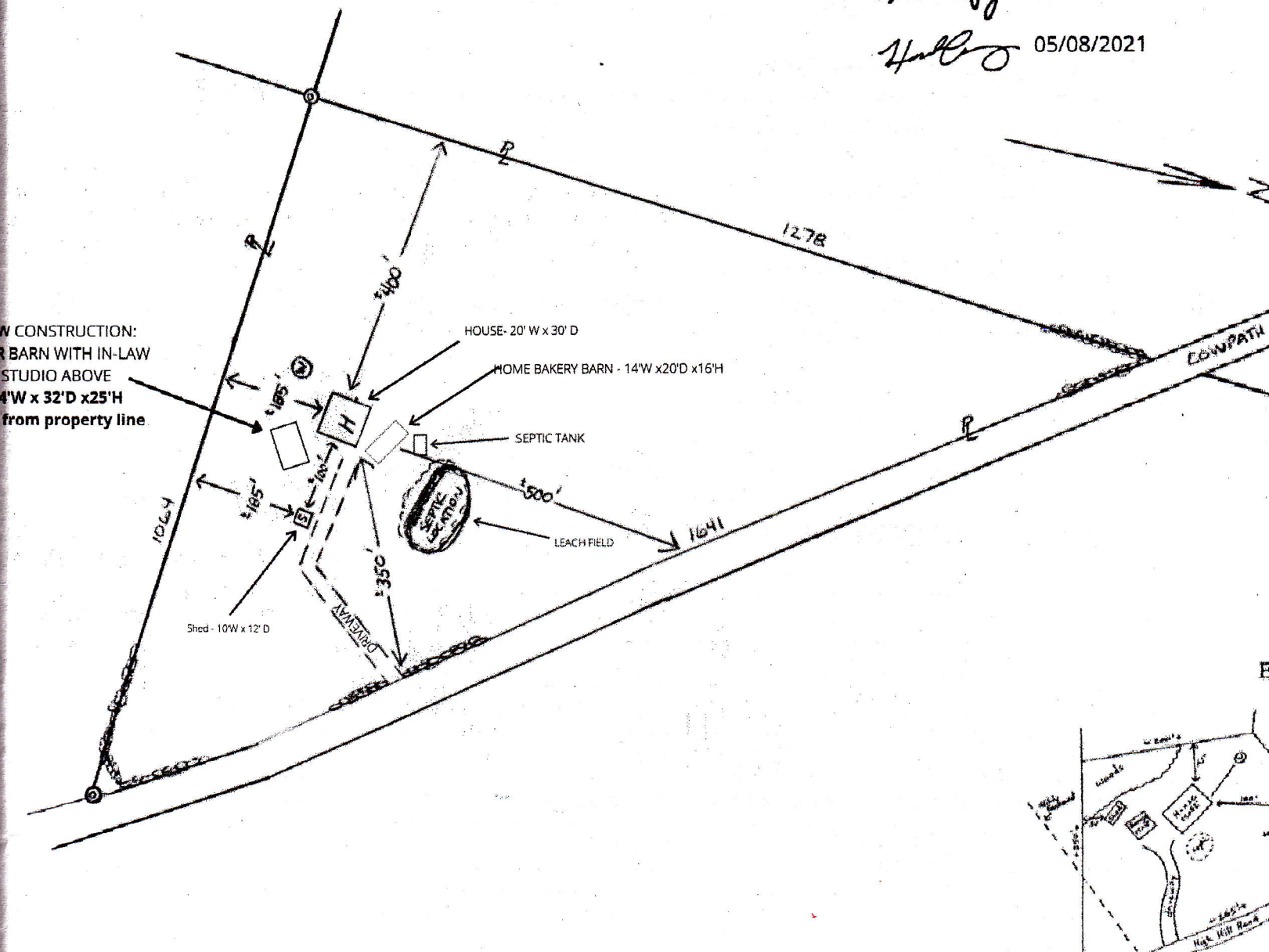
Explain proposal. (Attach additional sheets if needed. **Each** additional sheet must include the tax map number in the upper right corner of pages.)

We would like to build a 2 car barn for our vehicles and equipment that has a second story in-law apartment. We have a small home and are anticipating our need for family support when we have kids. We are working with local builders and have the privilege of having Jim Herrick on our team for earth work. Thanks for your consideration.

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.

05/08/2021



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 12 - 00 - 31

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.

M. Murphy Th. B. S.
Signature(s)

5/18/2021

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 #

21-11 CH

Zoning Administrator	Development Review Board
Date received: <u>18 MAY 2021</u>	Date DRB determines application complete:
Date accepted as complete: <u>21 JUNE 2021</u>	Date of hearing: <u>20 JULY 2021</u>
Fee received: \$ <u>165.00</u> <u>65.00</u> Date: <u>18 MAY 2021</u> <u>8 JUNE 2021</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: 30 JUNE 2021</u> <u>POSTED:</u>	Date of action:
Effective date:	Date decision issued:
Expiration date:	
Inspection date:	
Notes & Conditions: <u>8 JUNE 2021: WAITING FOR AMENDED WW PERMIT</u> <u>21 JUNE 2021: WW PERMIT RECEIVED</u>	Conditions/Findings Letter: (within 45 days of hearing adjournment)
Signature:	Signature:

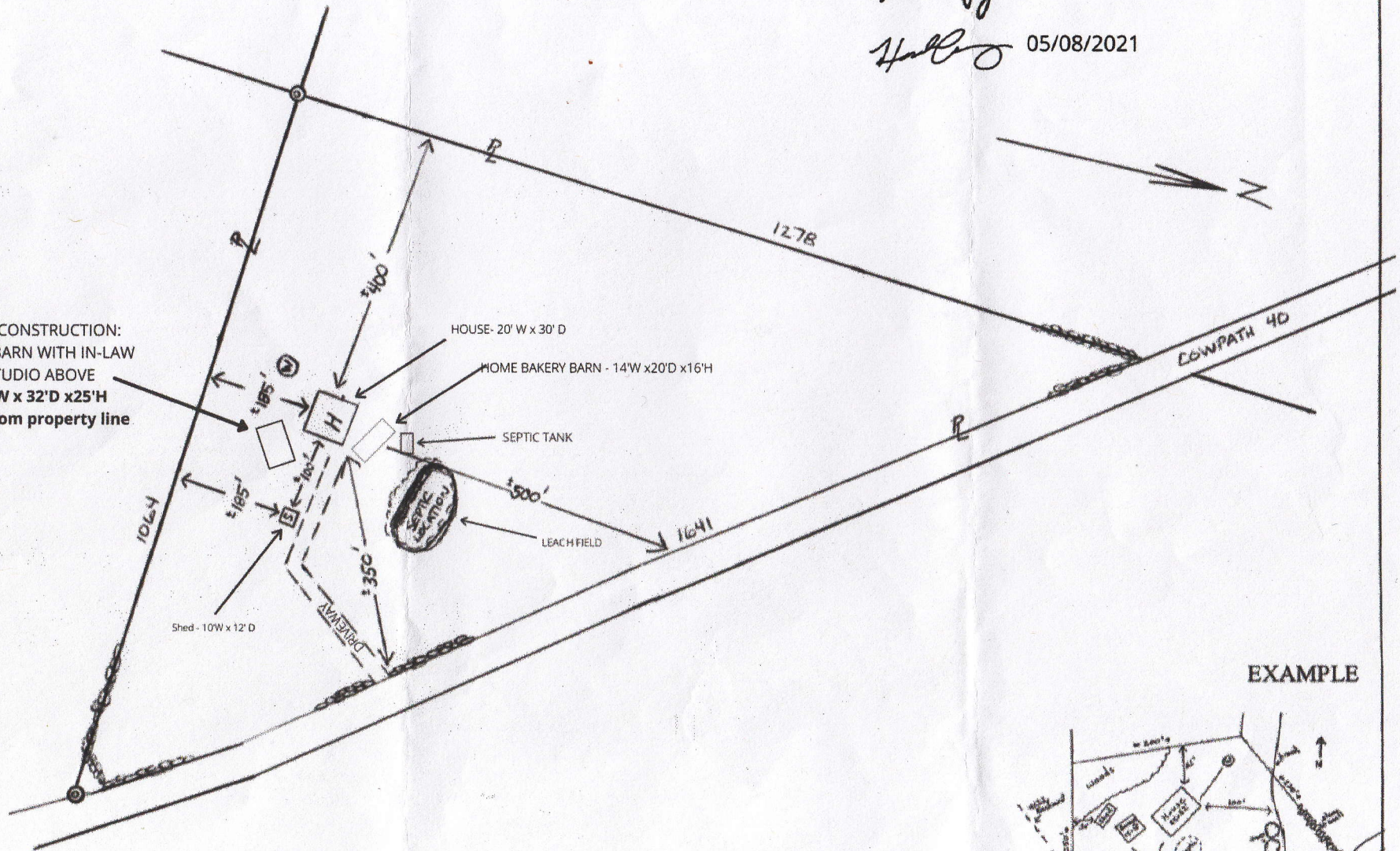
PERMIT #21-11 CH

TAX MAP NUMBER 12-00-31

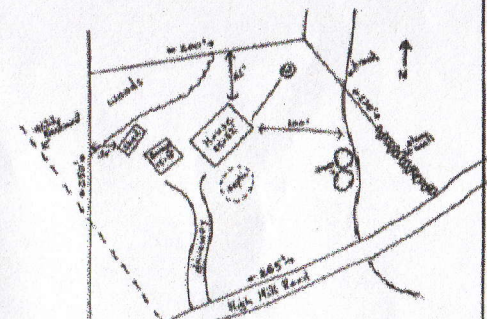
Morphy 05/08/2021

Hall 05/08/2021

NEW CONSTRUCTION:
2 CAR BARN WITH IN-LAW
STUDIO ABOVE
24'W x 32'D x 25'H
100' from property line.



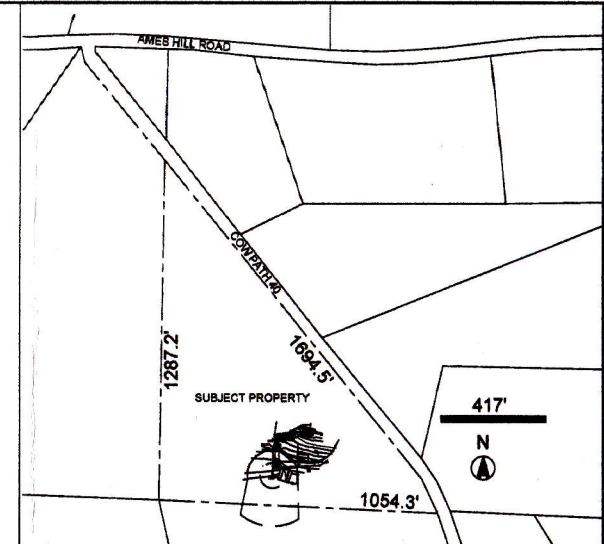
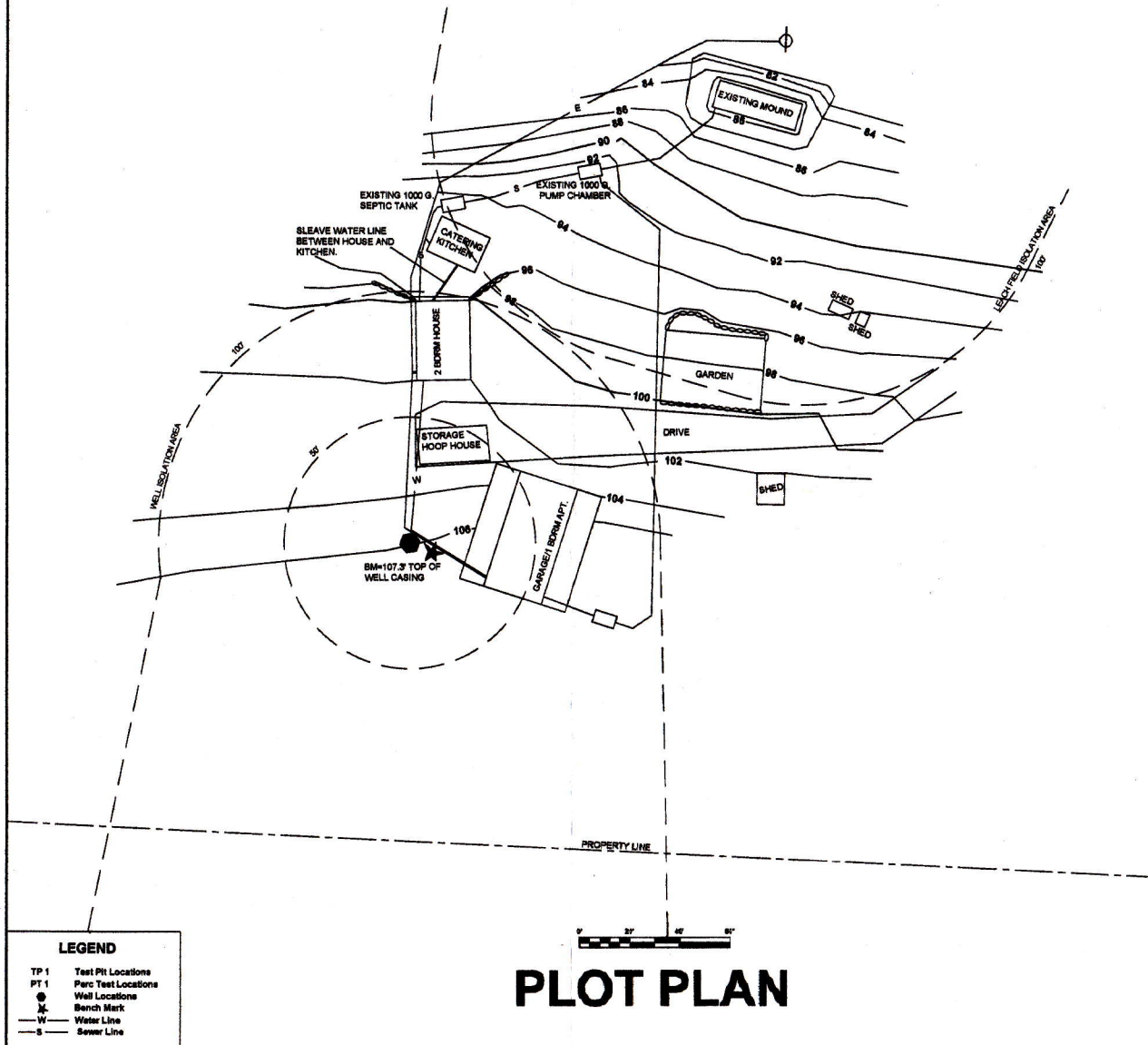
EXAMPLE



PERMIT #21-11CH
TAX MAP # 12-00-31

Property Line Note

All property lines, easements and property descriptions indicated on these plans or in the permit application are for the use of the VT DEC only. They do not define legal rights or meet legal requirements for a land survey defined by the Laws of the State of Vermont and shall not be used for the purpose of land transfer or the establishment of property rights.



Water/Wastewater Systems Design

2 bd. SFR, Catering Kitchen (Home Business), 1 Bdrm detached Apt.
Design Flow=280+140=420, permitted for 420gpd, OK
Design Rate=420/720=0.58 gpm
IPD=10 gpm

Property Owners run Home Business , no employees outside family: 1-301(g)(2) exempts owner from design flow increases or operational modifications to water and wastewater systems for addition of a building for family owned/run Home Business.

Design Certification

I hereby certify that the design related information submitted with this application is true and correct, and that, in the exercise of my reasonable professional judgment, the design included in this application for a wastewater permit complies with the Vermont Wastewater Regulations. I am a duly Licensed Professional Engineer in the State of Vermont.

PRELIMINARY

Allen J. McLean, One Lic. #638

Wastewater Disposal System Plan
Finocchio Kitchen Garden, LLC
310 Cow Path 40
Marlboro, VT 05344
Parcel #12-00-31, 16 Acres
Plot Plan and Lot Layout

Date: October 14, 2020 Sheet 1 of 1
Revised: May 4, 2021

Allen J. McLean, One Lic. #638
303 Park Laughton Rd
East Cornwall, VT 05345
402-358-5071
State of Vermont Licensed Designer BSW #030



State of Vermont
Department of Environmental Conservation

Agency of Natural Resources
Drinking Water and Groundwater Protection Division

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019

Permittee(s): Allison Nicole Norsworthy and Hannah G. Cressy
PO Box 347
Marlboro, VT 05344

Permit Number: WW-2-4025-3

This permit affects the following property/properties in Marlboro, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	12-00-31	378-117-10715	16.00	Book:63 Page(s):610

This application, a proposed detached garage with a 1-bedroom apartment using an existing previously permitted well and septic with no overall increase in design flow on a lot with an existing 2-bedroom single-family residence and a home business, located at 310 Cow Path 40 in Marlboro, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1 The permittee is responsible to record this permit in the Marlboro Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Marlboro Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.5 All previous permits and/or Certifications of Compliance issued by Drinking Water and Groundwater Protection Division for this property shall remain in full effect except where specifically modified or amended herein.
- 1.6 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

2. CONSTRUCTION

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by Alan J. McBean, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Plot Plan and Lot Layout	1 of 1	05/19/2021	

- 2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3 No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific



wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

- 3.1 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states: *"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests"* or which satisfies the requirements of §1-311 of the referenced rules.

4. DESIGN FLOW

- 4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building(s)	Building Use / Design Flow Basis	Wastewater	Water
1	1,2 & 3	1-bedroom garage/apartment for up to 2 occupants, 2-bedroom home for up to 4 occupants and home business	420	420

5. WASTEWATER SYSTEM

- 5.1 Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2 Should a wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

- 6.1 Prior to construction or site work, a designer shall flag the potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2 Should a potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

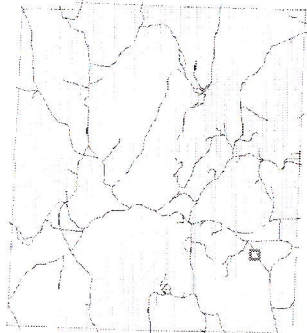
Peter Walke, Commissioner
Department of Environmental Conservation

By 
Jeff Svec, Assistant Regional Engineer
Springfield Regional Office
Drinking Water and Groundwater Protection Division

Dated June 15, 2021

cc: Alan J. McBean
Marlboro Planning Commission
Department of Public Safety, Division of Fire Safety

Town of
Marlboro



12-00-31.1

310 Cowpath 40

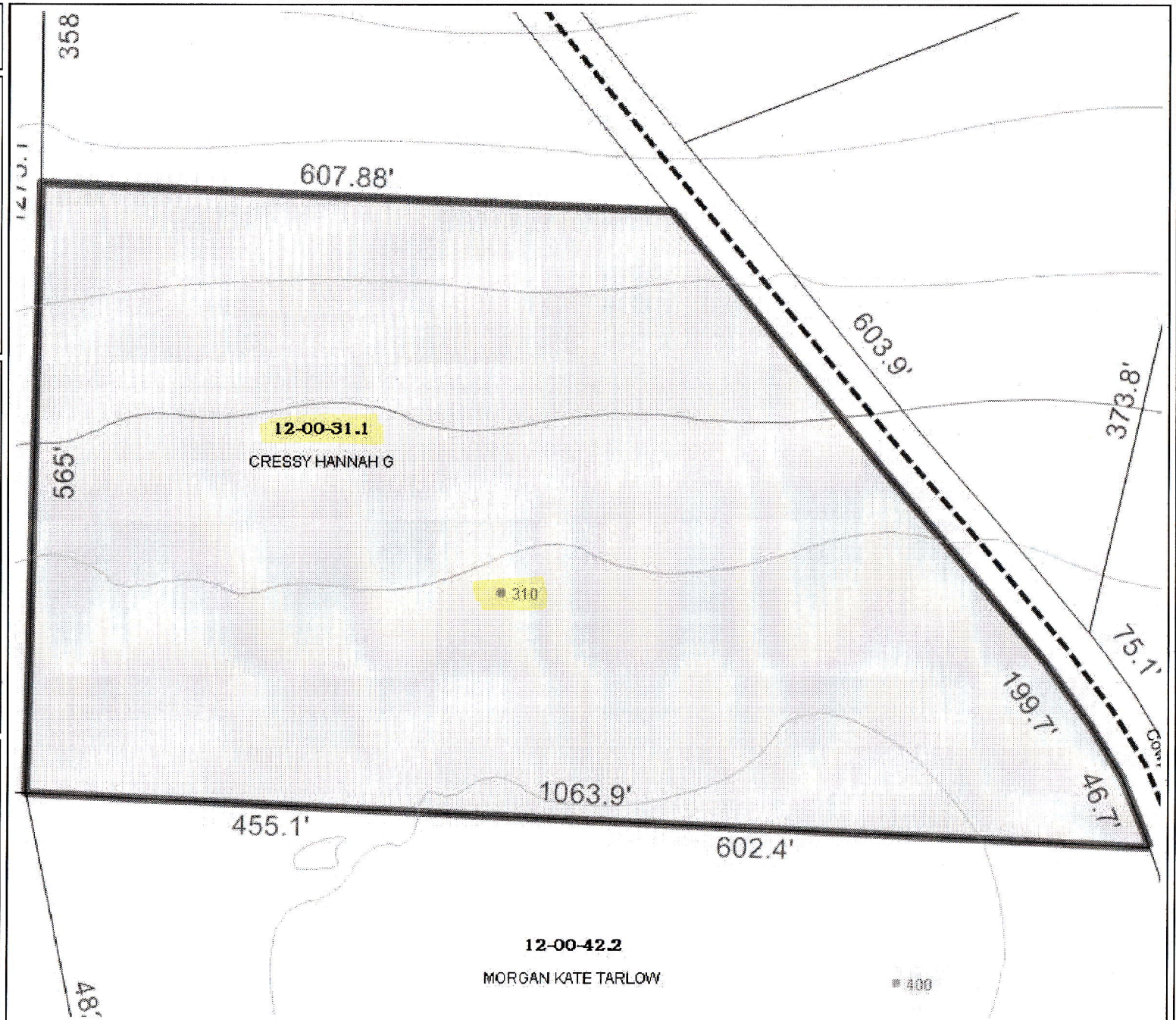
Cressy Hannah G
Norsworthy Allison N
PO Box 347
Marlboro, VT 05344-0347
16 acres Grand List
16.05 acres GIS
11.2 selected

PERMIT #21-11 CH

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, 2020

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



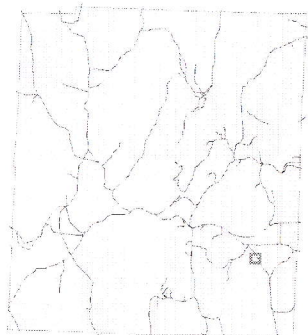
Map Scale 1:1,650
1 inch = 140 feet

0 100 200 300 400 500 Feet

Map Printed on
June 10, 2021



Town of
Marlboro



12-00-31.1

310 COWPATH 40

CRESSY, HANNAH
NORSWORTHY, ALLISON

PERMIT #21-11CH

Map Features:
Parcel Lines
Building Locations
Road Centerlines
Streams & Ponds
Ortho Imagery 2019

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Map Scale 1:1,650
1 inch = 140 feet

0 100 200 300 400 500 Feet

Map Printed on
June 10, 2021



Date: 7/6/2021

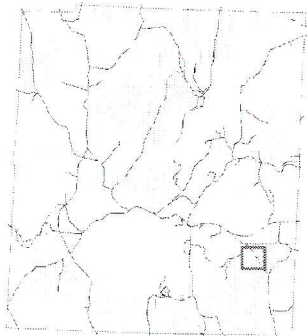
Abutters to Cressy + Norsworthy Property
Tax Map # 12-00-31.1

Page 1 of 1

Location: 310 Cowpath 40

<u>Tax Map #</u>	<u>Location / E911 Address</u>	<u>Name of Abutter</u>	<u>Mailing Address</u>
11-02-19	376 Camp Road (South Pond Road)	Ames Hill-Marlboro Community Center	PO Box 2124 West Brattleboro, VT 05303
11-02-36	No road frontage (no E911 address)	Texas Ranger Rancho Reichsman, LLC	63 Chestnut Street Brattleboro, VT 05301
12-00-30.11	389 Cowpath 40	Anne Diebel & Rafil Kroll-Zaidi	249 Front Street, Apt. 2 Brooklyn, NY 11201
12-00-30.12	371 Cowpath 40	Peter Paggi & Ashley Nadeau	PO Box 68 Marlboro, VT 05344-0068
12-00-30.13	249 Cowpath 40	Laurie Panther	PO Box 328 Marlboro, VT 05344-0328
12-00-31.1 12-00-31.2	310 Cowpath 40	Allison Norsworthy & Hannah Cressy (Applicants)	PO Box 347 Marlboro, VT 05344-0347
12-00-32	Cowpath 40 (no E911 address)	Paul Sklar	50 East 79th Street, Apt. 17B New York, NY 10075
12-00-42.2	400 Cowpath 40	Kate Morgan	PO Box 149 Marlboro, VT 05344-0149

Town of
Marlboro



12-00-31.1

310 Cowpath 40

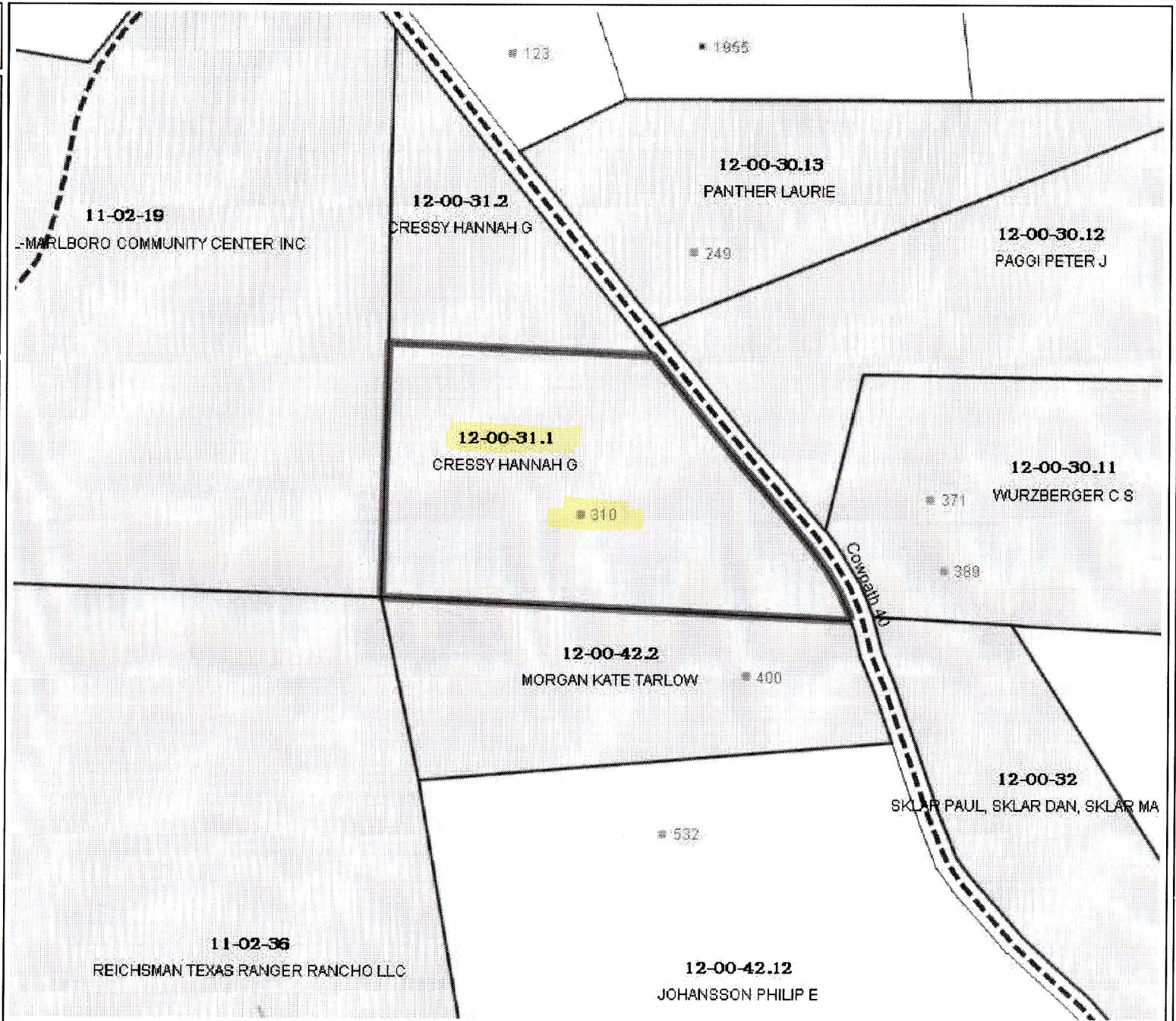
Cressy Hannah G
Norsworthy Allison N
PO Box 347
Marlboro, VT 05344-0347
16 acres Grand List
16.05 acres GIS
11.2 selected

PERMIT #21-11CH

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 1:3,950
1 inch = 330 feet

0 300 600 900 1200 1500 Feet

Map Printed on
June 24, 2021

