

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

Owner(s) <u>WILMINGTON SOCIAL LODGE #38</u>	Applicant (if different) <u>AGENT: ROBERT FISHER, ESA</u>
Mail Address <u>P.O. Box 179</u> <u>WILMINGTON, VT 05363</u>	Mail Address <u>P.O. Box 621</u> <u>BRATTLEBORO, VT 05302</u>
Phone <u>c/o FISHER & FISHER 802 254-4488</u>	Phone <u>802 254-4488</u>
Email <u>c/o Bob@FisherandFisherlaw.com</u>	Email <u>Bob@FisherandFisherlaw.com</u>
Address <u>117</u> <u>ADAMS BROOK ROAD</u> House # Road	Complete for all subdivisions of land:
Tax Map # <u>10</u> - <u>00</u> - <u>06 E 11 R.1</u>	Number of lots resulting: <u>2</u>
Zone <u>RR</u> # Acres <u>224</u>	Lots on Town Road <u>2</u>
Book <u>55</u> Page <u>307</u>	Frontage on Town Road <u>565</u>
	Lots on Private Right-of-Way _____
	Width of Right-of-Way _____
Type of Project Proposed: <input checked="" type="checkbox"/> Boundary Line Adjustment <input 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.)

SEE ATTACHED.

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.

Parcel ID : 10-10-12.1

SUMMARY OF BOUNDARY LINE ADJUSTMENT- WILMINGTON SOCIAL LODGE #38
(FORMER POOL LANDS)

The Wilmington Social Lodge #38 desires to convey to the Vermont Museum of Natural History, Inc. the 5.4 acres surrounding the 2.1 acres that the Pool Learning Center has transferred to the Vermont Museum of Natural History, Inc. In effect, this will put back together the original parcel of approximately 7.5 acres that had been conveyed to the Wilmington Social Lodge #38 from Janet Pool in Book 47, page 403 in 2005.

However, because the Wilmington Social Lodge #38 merged this 5.4 acre parcel with its remaining premises making up the 224 acres in the deed recorded at Book 55, page 307, these 5.4 acres need to be re-carved off of the rest of the lands to be able to be conveyed to the Vermont Museum of Natural History, Inc. The plan for the Museum of Natural History is to merge the 2.1 acre parcel and the 5.4 acre parcel back into one 7.5 acre parcel. That will be done subsequent to this boundary line adjustment. All in all, the idea is to put back together the 7.5 acre parcel that once belonged to Janet Pool.

The net number of lots will remain at two. The Wilmington Social Lodge #38 parcel will be approximately 219 acres and the combined Vermont Museum of Natural History, Inc's property will be a total of 7.5 acres once the 5.4 and the 2.1 acre parcels are therein merged.

The resulting 7.5 acre parcel is the same as described at page 366 in the Decree of Partial Distribution in the Estate of Janet R. Pool recorded at Book 48, page 360-367.

The Wilmington Social Lodge #38 therefore respectfully requests the DRB to permit this boundary line adjustment.

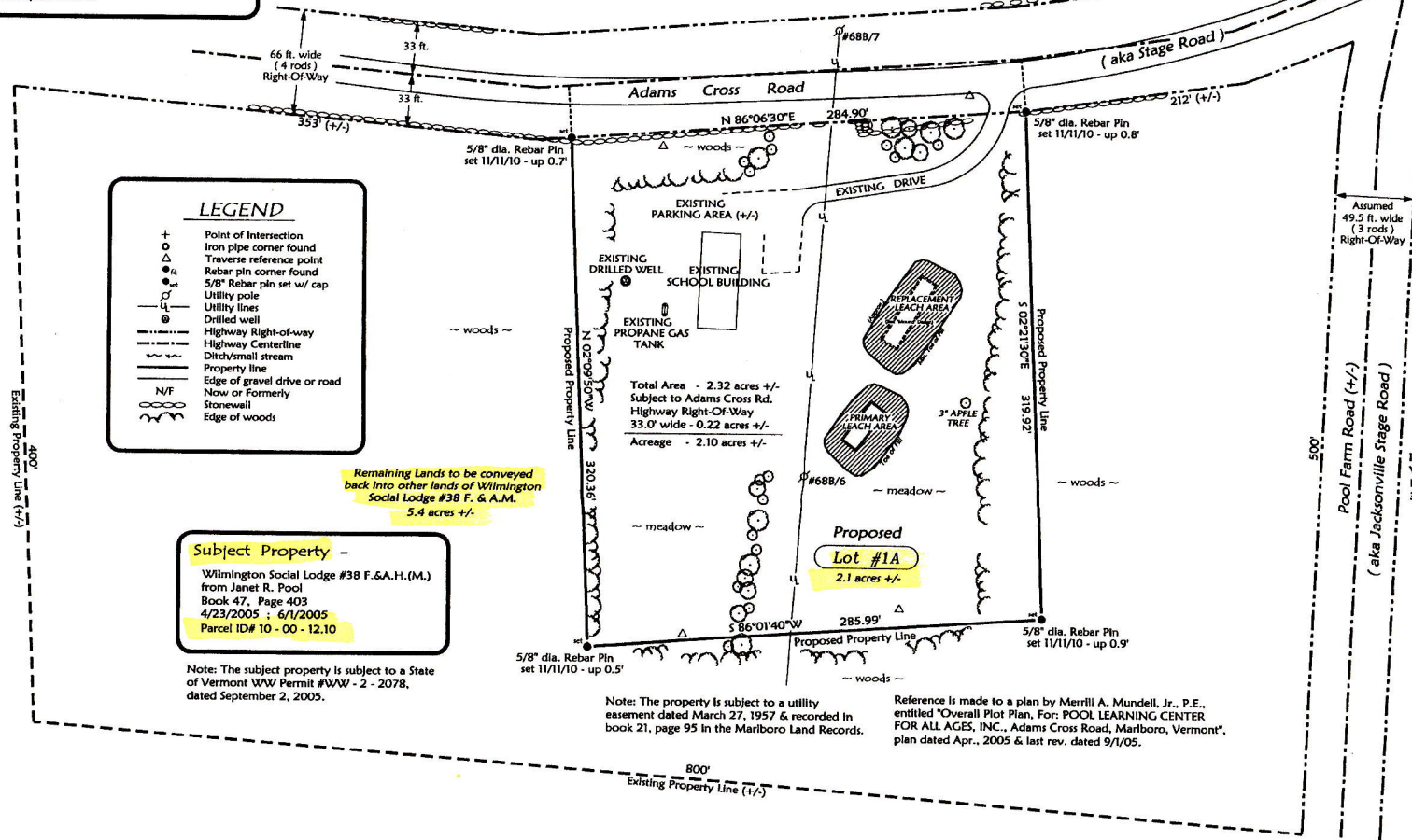
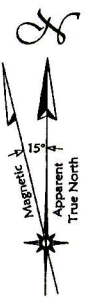
PERMIT # 22-01 LD
TAX MAP # 10-00-12.1

This plat is compiled from a field survey performed with a Nikon DTM 332 electronic "total station". The 95% positional certainty of the points and monumentation of this survey are better than 0.25 feet (3 inches) as determined through a "least squares" analysis and the unbalanced survey field work has an apparent error-of-closure better than 1:24,300. The information shown hereon is based upon the balanced survey field work.

N/F
Wilmington Social Lodge #38 F.&A.M.
Book 48, Page 360 - 367
3/13/2006 ; 4/17/2006
Parcel ID# 10 - 00 - 06.00

Note: Adams Cross Road Right-Of-Way is based on the existing stone walls on both sides of the road. The stone walls along the road seem to indicate that the highway right-of-way is 66 ft. (4 rods) wide. (No records were found to confirm it as fact.)
Ownership is to the centerline of the highway.
David Elliott, Road Supervisor, has been consulted on this Right-Of-Way matter.

Bearings shown hereon are referenced to Apparent True North as determined from Magnetic, 2010.



- LEGEND**
- + Point of Intersection
 - o Iron pipe corner found
 - Δ Traverse reference point
 - Rebar pin corner found
 - 5/8" Rebar pin set w/ cap
 - Utility pole
 - Utility lines
 - Drilled well
 - Highway Right-of-way
 - Highway Centerline
 - Ditch/small stream
 - Property line
 - Edge of gravel drive or road
 - Now or Formerly
 - Stonewall
 - Edge of woods
 - N/F

Subject Property -
Wilmington Social Lodge #38 F.&A.M.
from Janet R. Pool
Book 47, Page 403
4/23/2005 ; 6/1/2005
Parcel ID# 10 - 00 - 12.10

Note: The subject property is subject to a State of Vermont W/W Permit #WW - 2 - 2078, dated September 2, 2005.

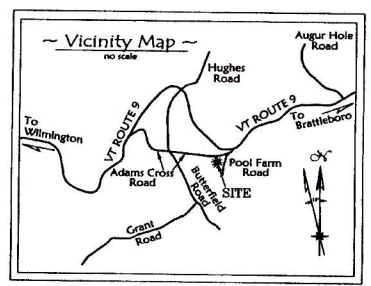
Remaining Lands to be conveyed back into other lands of Wilmington Social Lodge #38 F. & A.M.
5.4 acres +/-

Note: The property is subject to a utility easement dated March 27, 1957 & recorded in book 21, page 95 in the Marlboro Land Records.

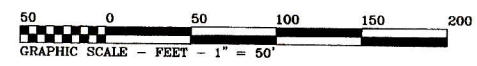
Reference is made to a plan by Merrill A. Mundell, Jr., P.E., entitled "Overall Plot Plan, For: POOL LEARNING CENTER FOR ALL AGES, INC., Adams Cross Road, Marlboro, Vermont", plan dated Apr., 2005 & last rev. dated 9/1/05.

N/F
Wilmington Social Lodge #38 F.&A.M.
Book 48, Page 360 - 367
3/13/2006 ; 4/17/2006
Parcel ID# 10 - 00 - 12.20

Zoning Area:
Rural Residential
-Conditional Use
-Educational Facility"



N/F
Wilmington Social Lodge #38 F.&A.M.
Book 48, Page 360 - 367
3/13/2006 ; 4/17/2006
Parcel ID# 10 - 00 - 12.20



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.

Merrill A. Mundell, Jr. L.S. #121

Wastewater Management Division
THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT
Permit Number: WW-2-2078-R1
Dated: 2/11/11

PREPARED BY:
BRAD LACKEY
FOR:
MERRILL A. MUNDELL, JR.
Merrill A. Mundell, Jr.
P.E. & L.S.

Proposed Subdivision Plat
FOR:
POOL LEARNING CENTER FOR ALL AGES, INC.
1 LOT SUBDIVISION
ADAMS CROSS ROAD
MARLBORO, VERMONT
SCALE: 1" = 50' ; PLAN DATE: DEC. 22, 2010
BY: **Merrill A. Mundell, Jr., P.E.**
P.O. Box 866/20 Gallup Pitch Road
Wilmington, Vermont 05363-0866
Tele. 802/464-2042

TAX MAP NUMBER 10 - 00 - 12.1 ~~06~~, AND ~~10-00-11~~
10-00-12.2

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.

* John D. Curran 1/28/2022
Signature(s) Date

Certification of Applicant (if different):

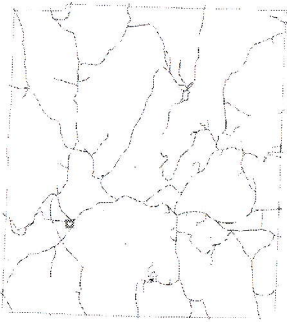
I hereby certify that all information on this document is true and accurate, and that I am acting on behalf of the owner of record.

Robert M. Fisher 1/28/2022
Signature Date

MARLBORO OFFICIAL USE ONLY Permit # 22-01 LD

Zoning Administrator	Development Review Board
Date received: <u>1 FEBRUARY 2022</u>	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: <u>15 MARCH 2022</u>
Fee received: \$ Date:	
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: 27 FEB. 2022</u>	Date of action:
Effective date:	Date decision issued:
Expiration date:	
Inspection date:	
Notes & Conditions: <u>27 FEB. 2022: WAITING FOR APPLICATION FEE.</u>	Conditions/Findings Letter: (within 45 days of hearing adjournment)
Signature:	Signature:

Town of
Marlboro



10-00-12.2

117 Adams Crossroad

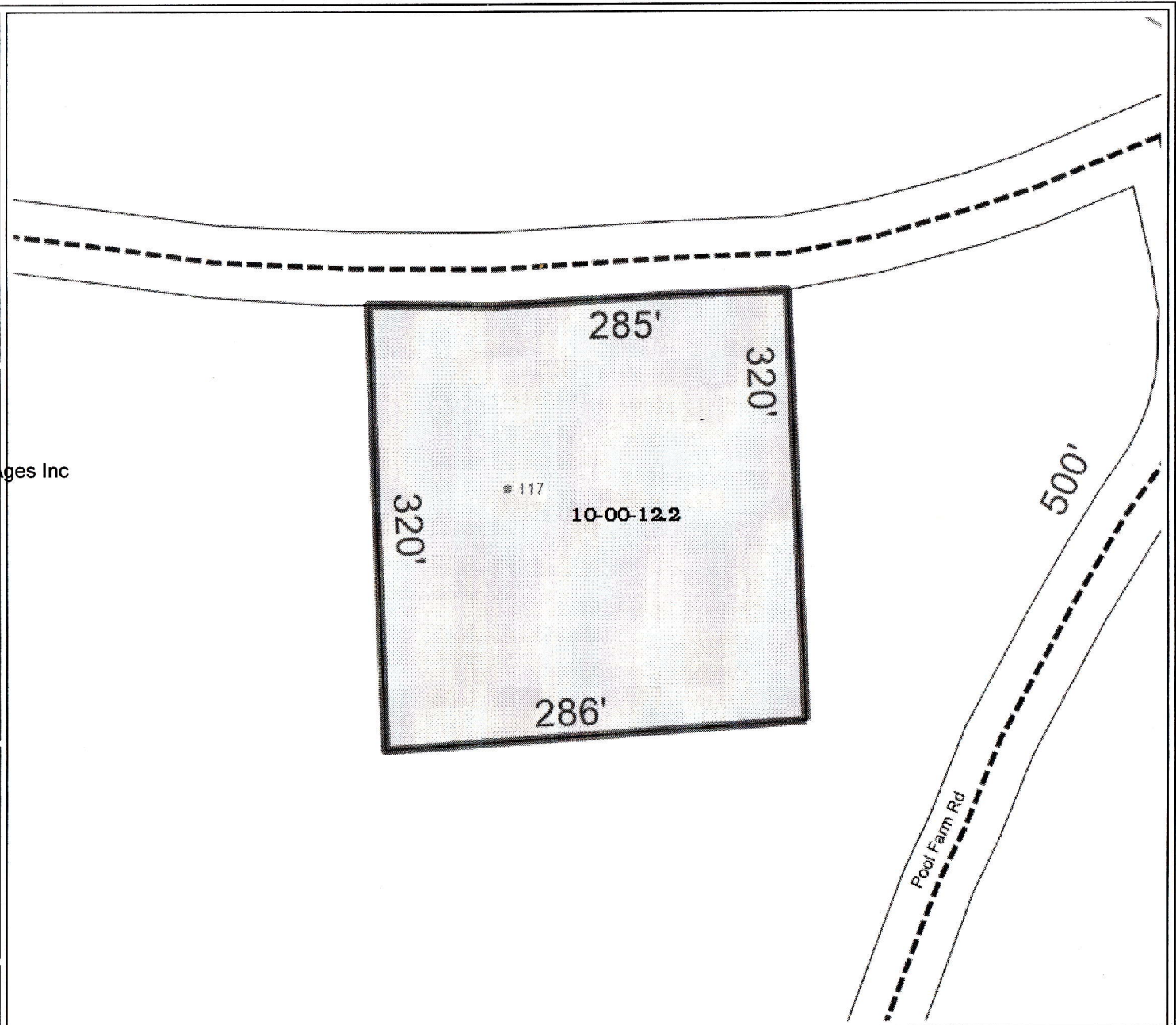
Pool Learning Center For All Ages Inc
PO Box 12
Marlboro, VT 05344-0012
2.1 acres Grand List
1.95 acres GIS

PERMIT #22-01LD
TAX MAP #10-00-12.1

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.*



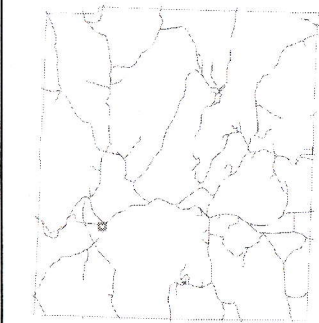
Map Scale 1:1,200
1 inch = 100 feet



Map Printed on
February 9, 2022



Town of
Marlboro



10-00-12.2
117 ADAMS CROSSROAD

PERMIT #22-01-LD
TAX MAP #10-00-12.1

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

*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 1:1,200
1 inch = 100 feet

0 80 160 240 320 400 Feet

Map Printed on
February 9, 2022



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

~~ROBERT S. RUTLAND~~
Owner(s) SOCIAL LODGE #38 F&AM
Mail Address P.O. BOX 179
Town WILMINGTON State VT Zip 05363
Phone 802-464-8853

C/O BRIAN L. CARLEY
Applicant (if different) POOH LEARNING CTR
Mail Address 138 BUTTERFIELD ROAD
Town BRATTLEBORO State VT Zip 05301-9226
Phone 802-464-2254

E911 Address 117 ADAMS CROSS ROAD
Tax Map # 10-00-12.2
Zone RR # Acres 7.5
Book 47 Page 403

Complete for all subdivisions of land:
Number of Lots resulting: 2
Lots on Town Road 2
Frontage on Town Road 284'
Lots on Private Right-of-Way 0
Width of Right-of-Way NONE

Type of Project Proposed:
☒ Boundary Line Adjustment
☐ Minor Subdivision
(includes Division of Land)
☐ Major Subdivision

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

PERMIT # 11-05 LD
REDUCE SIZE OF LOT FROM 7.5
ACRES TO 2.0 ACRES. REMAINING
5.5 ACRES WOULD REVERT TO
ADJACENT LOT 10.00-12.1

Required attachments:

List of all property abutters and owners of property within 500 feet of the parcel, including landowners separated from project by a road, body of water, or town line. The list must show landowners' names, mailing addresses, and tax map parcel numbers.
Copy of State Septic Permit(s) and engineer's drawings/specifications of septic design(s), if applicable.

Submit a sketch plan and a tax map of proposed subdivision, locating the subdivision(s) and/or proposed boundary line adjustment. 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.
- ☒ General indication of existing roads, walls, fences, existing vegetation, driveways, property lines, easements and building sites, historic sites, drainage patterns, and location of utilities.
- ☒ Proposed layout of property lines, type and location of existing and proposed restrictions on land, proposed roads, driveways, building envelopes, utilities including, but not limited to, water supply and septic disposal facilities, related site improvements, location of proposed open space, land to be held in common and/or other features to be preserved.
- ☒ True north arrow and scale.

Authorization of Owner(s) of Record: ROBERT S. RYHL

TAX MAP NUMBER: 10 - 00 - 12.2

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

Certification of Applicant (if different):

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

[Signature] J. SECY, 3/8/11
Signature(s) SOCIAL LODGE # 3K Date

[Signature] 3/8/2011
Signature Date

MARLBORO OFFICIAL USE ONLY:

PERMIT NUMBER: 11 - 05LD

ZONING ADMINISTRATOR (ZA)

Date received: <u>14 March 2011</u>	Notes and Comments: <u>AMOUNT OF FEES RECEIVED: \$50.00</u>
Date fees received: <u>14 March 2011</u>	
Date sent to DRB: <u>15 March 2011</u>	<u>Mary Sargent, Zoning Administrator</u>

DEVELOPMENT REVIEW BOARD (DRB)

Date application received for review: <u>19 April 2011</u>	Notes and Conditions:
Date DRB determines app. complete: <u>19 April 2011</u>	
Date(s) of Hearing(s): <u>19 April 2011</u>	
Hearing Adjournment: <u>23 May 2011</u>	
Conditions/Findings Letter: <u>3 June 2011</u>	
DATE POSTED: <u>13 June 2011</u>	DECISION: <input checked="" type="checkbox"/> APPROVED on <u>June 3, 2011</u> (date)
Effective date: <u>29 June 2011</u>	<input type="checkbox"/> DENIED on _____ (date)

[Signature] Fran H Boardman Clerk, DRB

NOTE: PERMIT VOID IN THE EVENT OF MISREPRESENTATION

Date: 3/3/2022

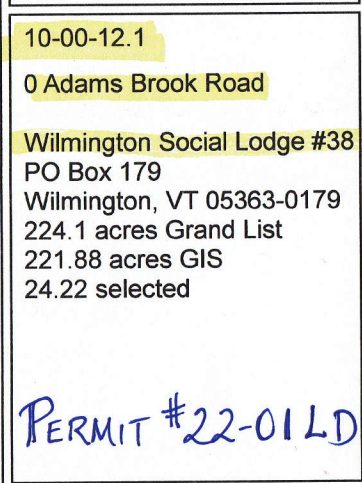
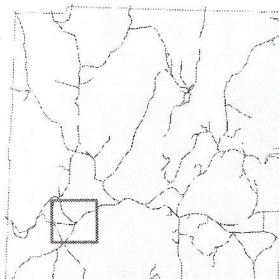
Abutters to Wilmington Social Lodge #38 Property
Tax Map # 10-00-12.1

Page 1 of 1

Location: Adams Crossroad (no E911 address)

<u>Tax Map #</u>	<u>Location / E911 Address</u>	<u>Name of Abutter</u>	<u>Mailing Address</u>
06-02-44.1	VT Route 9 (no E911 address)	Sandra Cooley	21 Brookfield Road Brimfield, MA 01010
10-00-05.1	Butterfield Road	Mark Ames	PO Box 10264
10-00-07	244 Pool Farm Road		Swanzey, NH 03446-0264
10-00-06	VT Route 9	Wilmington Social Lodge #38 F&AM	PO Box 179
10-00-12.1	Adams Crossroad (no E911 addresses)	(Owner)	Wilmington, VT 05363
		Robert Fisher, Fisher & Fisher Law (Applicant)	PO Box 621 Brattleboro, VT 05302
10-00-09	5822 VT Route 9	Southern Vermont Dairy Goat Assn.	c/o Margaret Hall-Chalmers PO Box 25 East Dorset, VT 05253-0025
10-00-12.2	117 Adams Crossroad	Pool Learning Center for All Ages	PO Box 12 Marlboro, VT 05344-0012
10-00-17	803 Butterfield Road	David White	PO Box 506 Marlboro, VT 05344-0506
10-00-23	1108 Butterfield Road	Deirdre Donaldson	1108 Butterfield Road Brattleboro, VT 05301-7995

Town of Marlboro

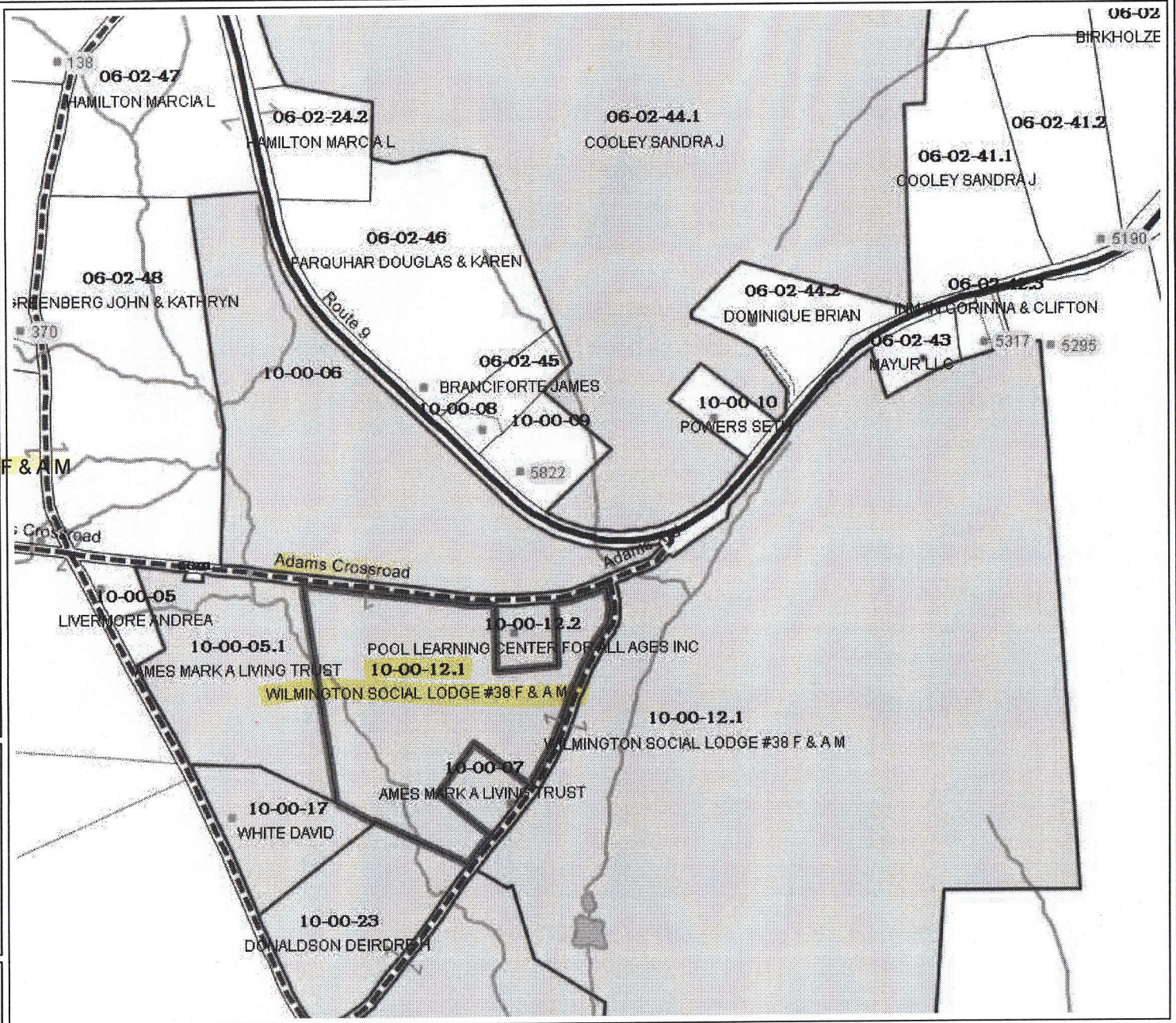


PERMIT #22-01LD

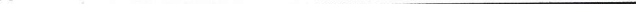
Map Features:
Parcel Lines
Building Locations
Road Centerlines
Streams & Ponds

The Town of Marlboro and CTI assume no liability as to the sufficiency, accuracy, or the user's interpretation of the data delineated hereon. 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 1:8,200
1 inch = 680 feet



0 500 1000 1500 2000 2500 Feet

Map Printed on
March 3, 2022

