

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, August 16, 2022, to consider:

1. Permit # 22-17 CU: Owner: Elizabeth Stevens, PO Box 256, Marlboro, VT 05344-0256;
Location: 2150 North Pond Road, Marlboro, VT; Tax Map Number 04-00-23; Proposal: Conditional Use; Build a Single-Family Dwelling located within the Wildlife Habitat Overlay District.
2. Permit # 22-18 CU: Owners: Jason & Lauren MacArthur, PO Box 512, Marlboro, VT 05344-0512;
Location: 1073 MacArthur Road, Marlboro, VT; Tax Map Number 08-02-19.1; Proposal: Conditional Use; Build an Accessory Structure (studio) located within the Wildlife Habitat Overlay District.
3. Permit # 22-20 CU: Owners: William & Kirstin Edelglass, PO Box 88, Marlboro, VT 05344-0088;
Location: 464 Palmetto Drive, Marlboro, VT; Tax Map Number 11-01-19; Proposal: Conditional Use;
Build a garage with an Accessory Dwelling (one-bedroom apartment) on the second floor, located within the Wildlife Habitat Overlay District.

The above applications are 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: Aug 16, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/85110454228?pwd=MnlSd05vb3AvSnE3K2pSNmF5ZW5qQT09>

Meeting ID: 851 1045 4228
Passcode: 858108

One tap mobile
+13017158592,,85110454228#,,,858108# US (Washington DC)
+13126266799,,85110454228#,,,858108# US (Chicago)

Dial by your location
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/u/kb1NwAd5Cg>

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

Owner(s) <u>Jason + Lauren MacArthur</u>	Applicant (if different) <u>Same</u>
Mail Address <u>PO Box 510</u> <u>Marlboro, VT. 05344</u>	Mail Address _____
Phone <u>802-254-5306</u>	Phone _____
Email <u>appletreebuildersvt@gmail.com</u>	Email _____
Address <u>1073 MacArthur Rd.</u> House # _____ Road _____	Present Use <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 _____
Tax Map # <u>8</u> - <u>00</u> - <u>19.1</u>	
Zone <u>BB</u> # Acres <u>27</u>	
Book <u>50</u> Page <u>646</u>	
Proposed Project (sketch plan required) <input checked="" type="checkbox"/> New Structure <input type="checkbox"/> Additional to Existing Structure <input 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.)

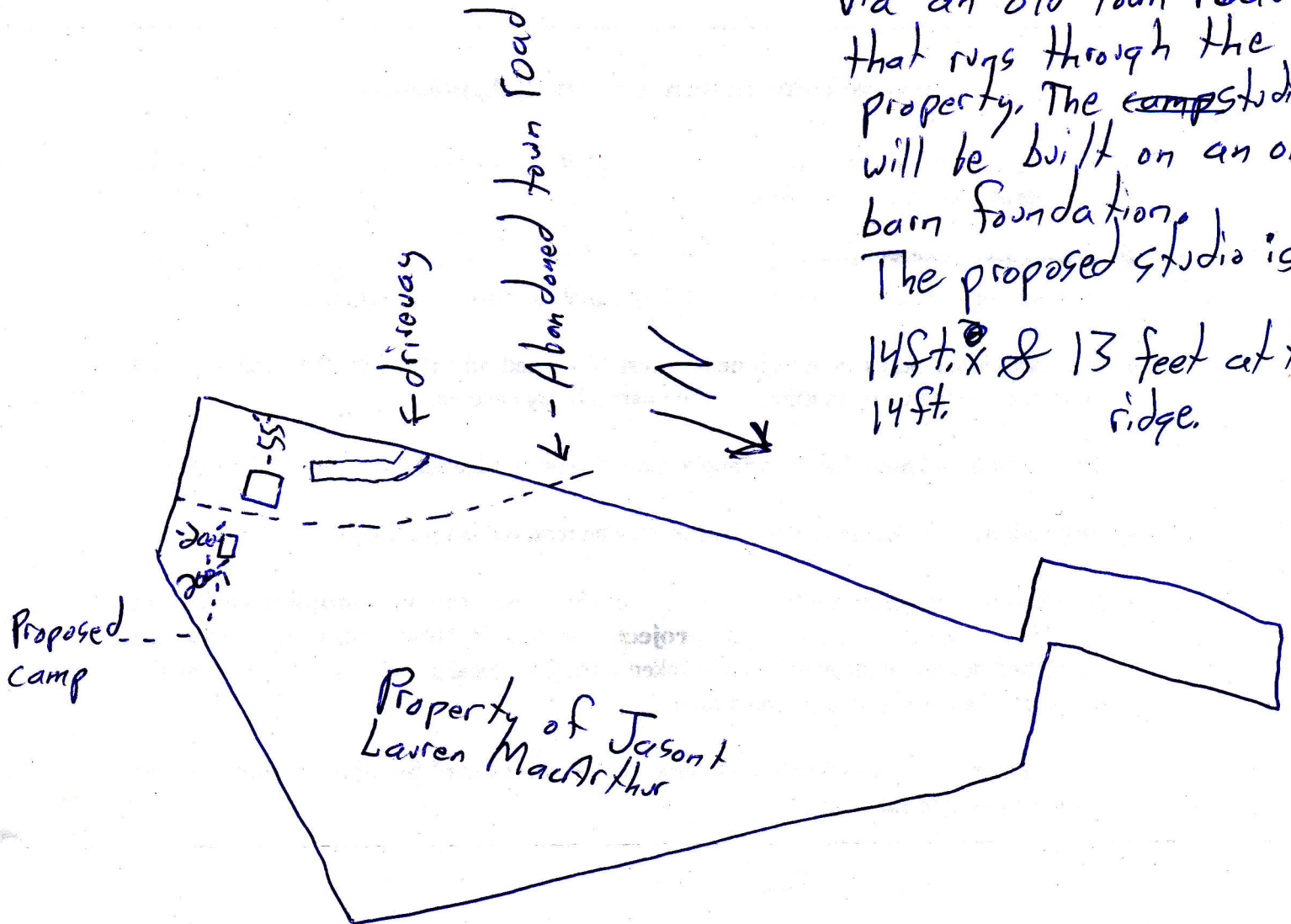
We are proposing to build a 196 ft.² ~~primitive camp~~ ^{Studio building} about 200 feet from the main residence on the property. We recognize this is within a WH Overlay District, but believe it qualifies for an exemption under Section 353.6. This is being built on an old barn foundation.

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.

PERMIT #22-18CU

There will be no permanent roadway to the site of the ~~primitive~~ ^{studio} camp. Access for construction will be via an old town road that runs through the property. The ~~camp~~ studio will be built on an old barn foundation. The proposed studio is 14 ft. x 13 feet at the ridge.



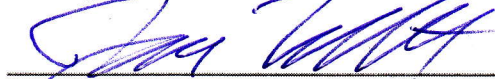
Jason MacArthur, 7/9/22

8-02-19.1

TAX MAP NUMBER 8 - 00 - 19.1

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.



7/9/20

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.

Same

Signature

Date

MARLBORO OFFICIAL USE ONLY

Permit # 22-18 CU

Zoning Administrator	Development Review Board
Date received: <u>13 JULY 2022</u>	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: <u>16 AUGUST 2022</u>
Fee received: \$ <u>230.00</u> Date: <u>27 AUGUST 2022</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: 3 AUGUST 2022</u> <u>POSTED:</u>	Date of action:
Effective date:	Date decision issued:
Expiration date:	
Inspection date:	
Notes & Conditions: <u>3 AUG 2022: NEEDS E911 ADDRESS (STUDIO); SKETCH</u>	Conditions/Findings Letter: (within 45 days of hearing adjournment)
Signature:	Signature:

PERMIT #22-18 CU
TAX MAP # 08-02-19.1

August 13, 2022

To – Marlboro Development Review Board, and
Jason and Lauren MacArthur

From - Pieter van Loon

Re: Proposal to build a 14x14 cabin

Earlier this week, I was contacted by Jason and Lauren MacArthur about the need for a review of their property to satisfy requirements in the Marlboro Zoning Regulations, specifically Section 354 – *Standards and Special Requirements for Development Activities in the Wildlife Habitat Overlay District*. Their proposal is for the construction of a 14 ft. by 14 ft. cabin located on an existing foundation in the south end of their property.

As a preliminary step in the analysis, a desk review was done using layers within the ArcMap GIS-based Natural Resource Atlas developed and maintained by the Vermont Agency of Natural Resources. The following layers were consulted:

Vernal pools (Known and suspected vernal pools)

Deer Wintering Areas (State-significant deer yards)

Non-game Natural Heritage (Rare, Threatened, and Endangered species and natural communities)

Streams and Wetlands (VT Significant Wetlands Inventory)

VT Wildlife Crossing and Linkage Analysis (Known wildlife crossings and travel corridors)

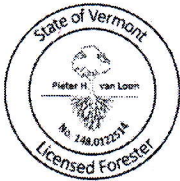
None of these data sets showed resources in the project area or the buffer zones described in Section 354. According to their forest management plan map, there is a small stream and series of wetlands east and north of the site. These water features are too small to be shown on the Town's Surface Water Buffer Overlays map and, as there will be no site excavation, will not be impacted in any way by the proposed project.

My review is also based on extensive visits to this area in the past in my roles as a private consulting forester and forester for the VT Land Trust. The resources of particular interest according to the regulations are wildlife corridors, water features (such as streams, ponds, and wetlands), deer wintering areas, mast stands, and vernal pools.

The project is more than 2,000 feet from the nearest likely wildlife travel corridor. There are no deer wintering areas or mast stands within the area surveyed (1,300-foot radius with site as centroid). However, there are 7 residences within the survey area. Because there is so much residential development in the area already, this project will cause no additional detriment to resources described in the Wildlife Habitat Overlay District.

After conducting my review, it is clear the project is in conformance with all aspects of Section 354 and it is my opinion that it may be approved by the Development Review Board without hesitation or condition. If you would like me to be present at the hearing, please let me know. I can be reached at home at 254-3872 or by email at vltforester@gmail.com.

Pieter van Loon



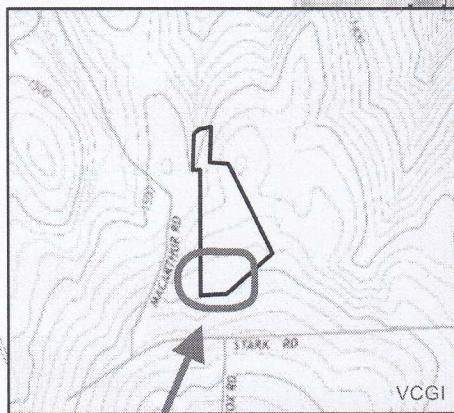
PERMIT #22-18CU

Tax MAP #08-02-19.1

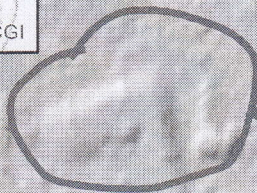
40500

40500

Property of
Jason and Lauren
MacArthur
Marlboro, VT



Area of detail



Septic Field

Current Use Exclusion Zone



well location



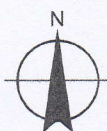
Proposed site for 14' x 14'
cabin, 13' to ridge

Stand #	Description	Measured Acres	Corr. = 0.8896
1	Mixed woodland	9.10	8.1
2	White pine and hardwoods	3.25	2.9
3	Northern hardwoods	15.75	14.0
	TOTAL PRODUCTIVE FOREST	28.10	25.0
	TOTAL UVA	28.10	25.0
	Excluded		2.0
	GRAND LIST		27.0

Prepared by Andrew Morrison of Forest*Care 3/2022
from maps by Forest*Care 1/2012
Orthophoto # 136040, 2015
Span # 378-117-10655

110 55 0 110 Feet

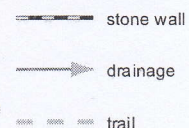
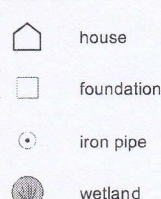
4 inch = 101 feet



Boundaries



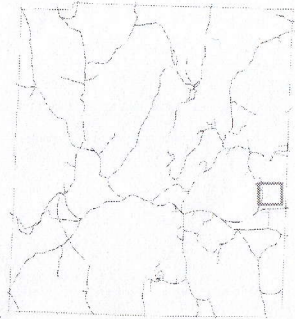
Features



Notable trees

BE - American beech
QA - quaking aspen
RO - red oak

**Town of
Marlboro**



08-02-19.1

1073 Macarthur Road

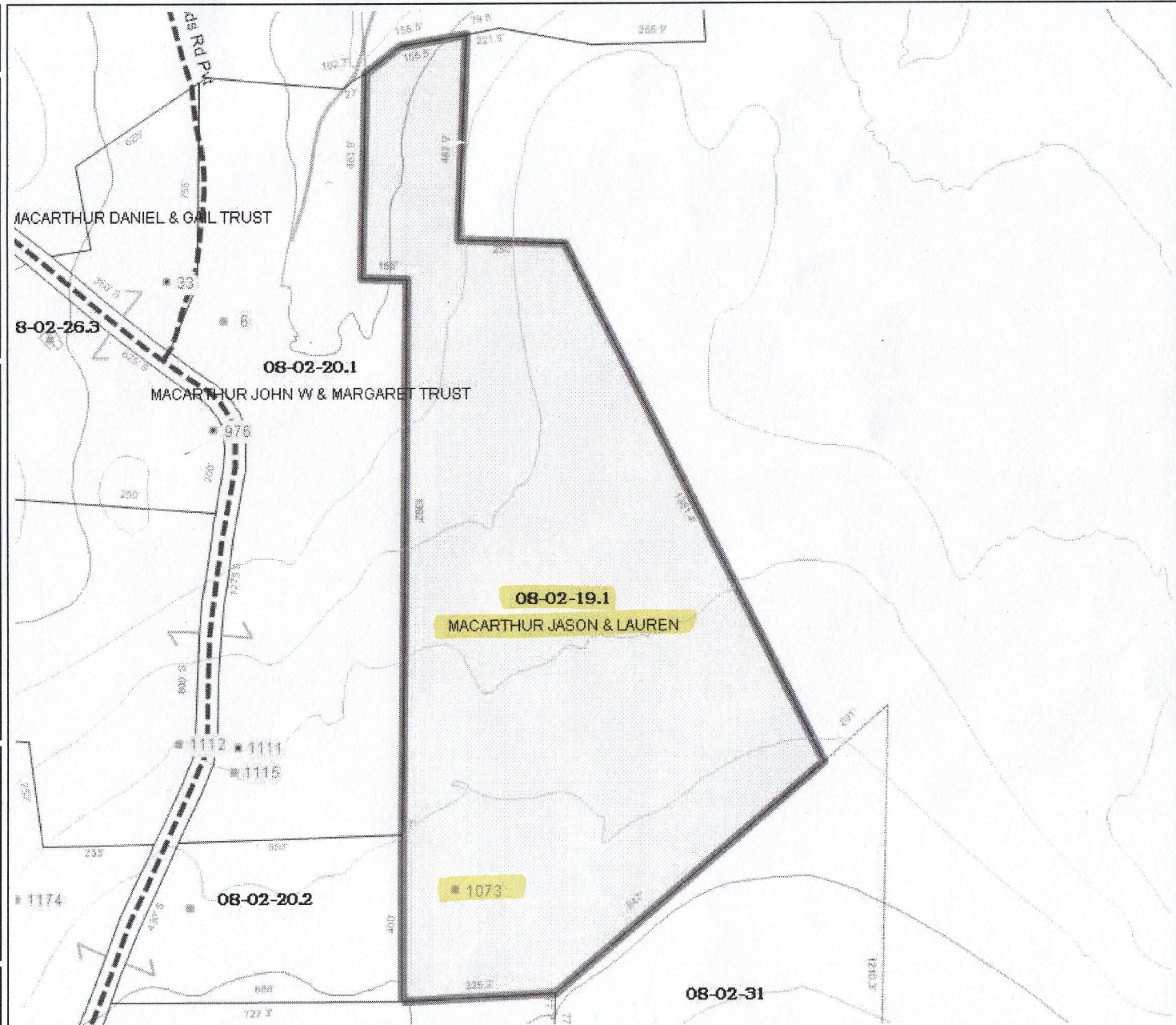
Macarthur Jason & Lauren
PO Box 512
Marlboro, VT 05344-0512
27 acres Grand List
30.11 acres GIS

PERMIT #22-18CU

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.



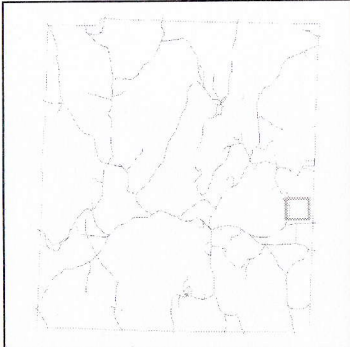
Map Scale 1:4,150
1 inch = 350 feet

0 300 600 900 1200 1500 Feet

Map Printed on
July 14, 2022



Town of
Marlboro



08-02-19.1

1073 MACARTHUR ROAD

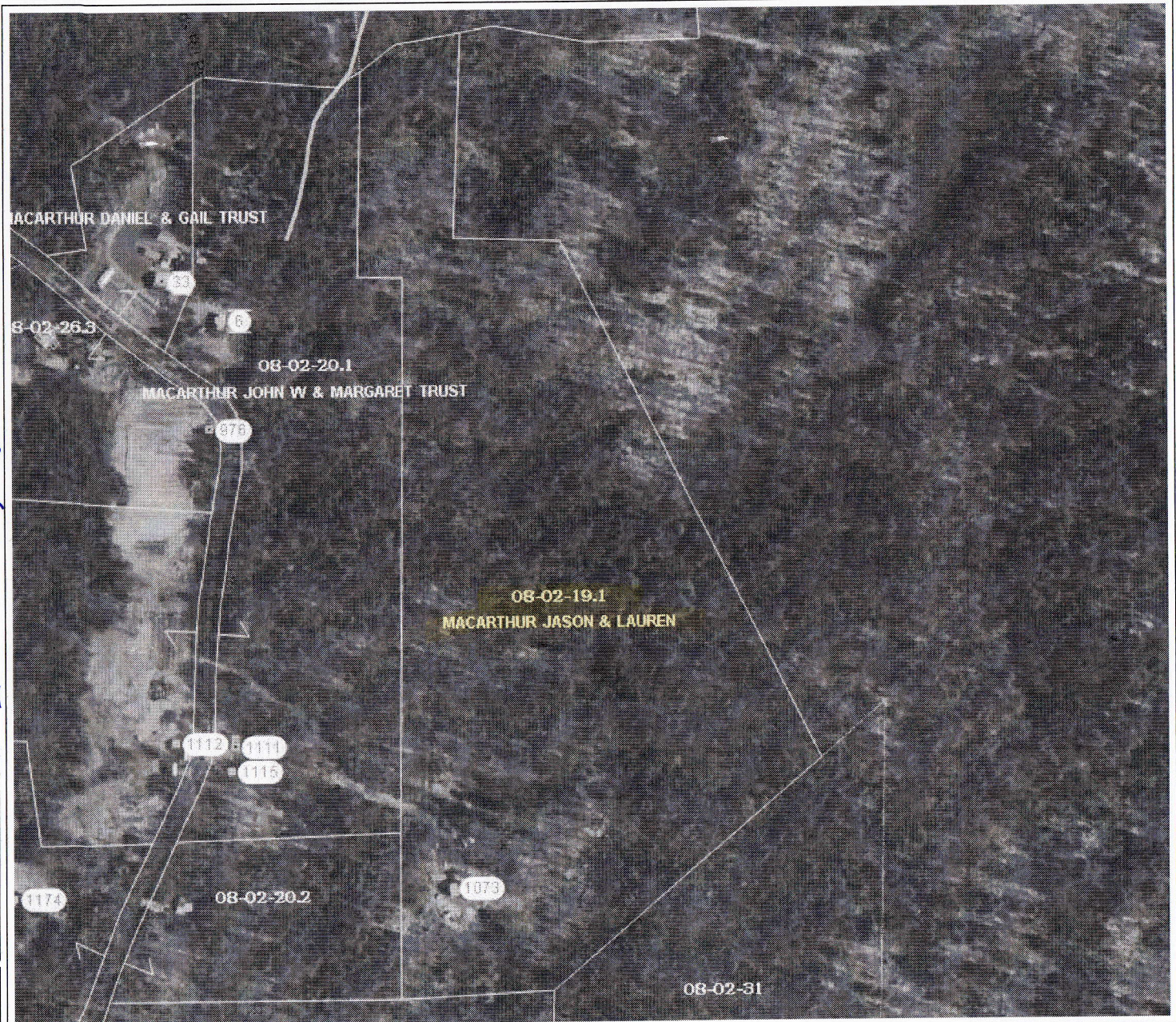
MACARTHUR, JASON &
LAUREN

PERMIT #22-18CU

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

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Map Scale 1:4,150
1 inch = 350 feet

0 300 600 900 1200 1500 Feet

Map Printed on
July 14, 2022



Date: 8/1/2022

Abutters to J. L. MacArthur Property
Tax Map # 08-02-19.1

Page 1 of 1

Location: 1073 MacArthur Road

<u>Tax Map #</u>	<u>Location / E911 Address</u>	<u>Name of Abutter</u>	<u>Mailing Address</u>
08-02-09	(No road frontage)	Gary MacArthur	PO Box 134
08-02-17	292 Woods Road		Marlboro, VT 05344-0134
08-02-18.1	Stark Road	Herbert & Helen Sacks	PO Box 7138
08-02-31	Stark Road (No E911 address)		Garden City, NJ 11530
08-02-19.1	1073 MacArthur Road	Jason & Lauren MacArthur (Applicants)	PO Box 512 Marlboro, VT 05344-0512
08-02-20.1	1115 MacArthur Road	John & Margaret MacArthur Trust	PO Box 30 Marlboro, VT 05344-0030
08-02-20.2	1195 MacArthur Road	Mark & Megan Littlehales	PO Box 148 Marlboro, VT 05344-0148
08-02-29	1000 Stark Road	Brian Potter & Jamie Schilling	PO Box 448 Marlboro, VT 05344-0448

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Town of Marlboro



08-02-19.1

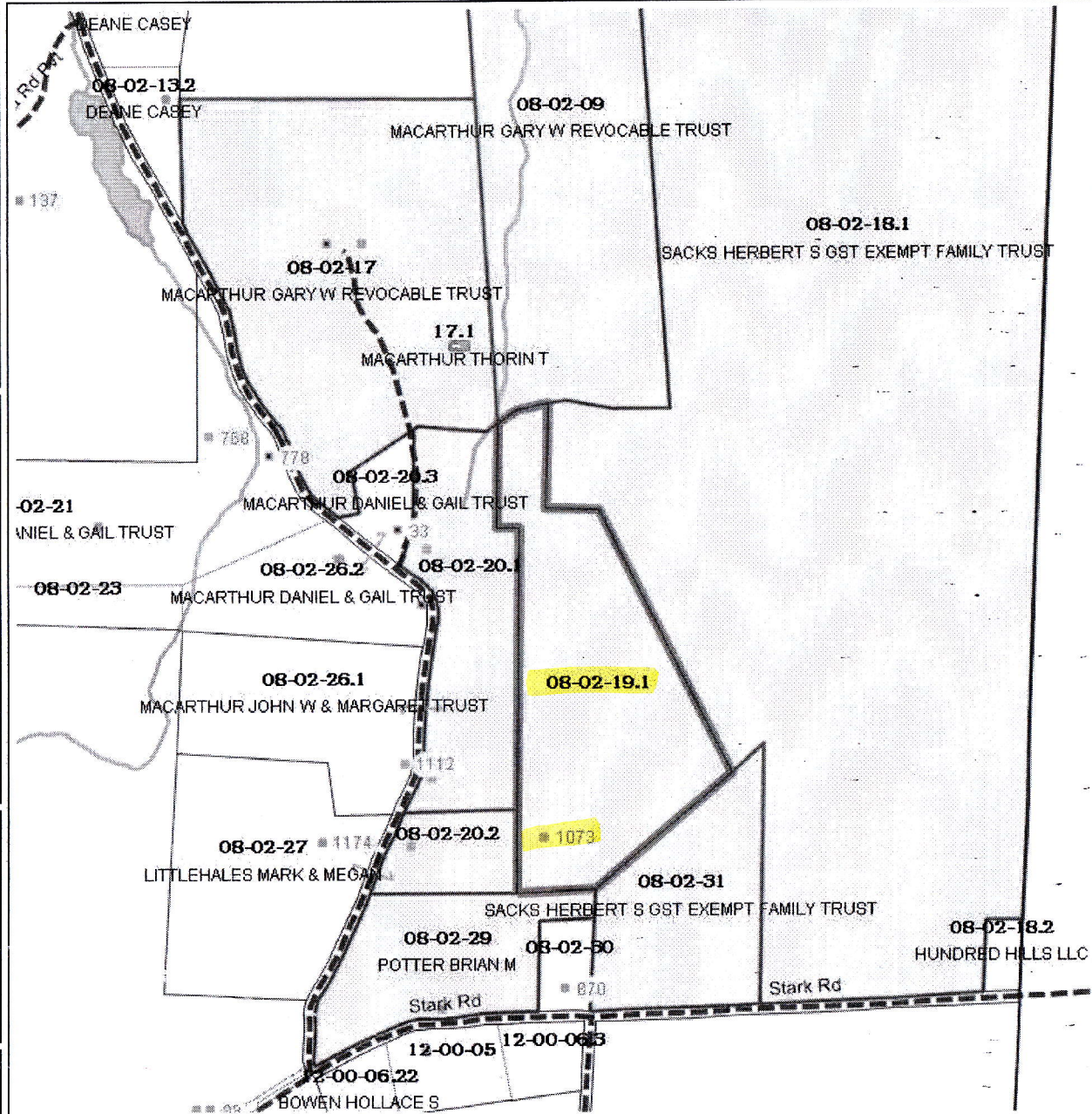
1073 Macarthur Road

Macarthur Jason & Lauren
PO Box 512
Marlboro, VT 05344-0512
27 acres Grand List
30.11 acres GIS

Map Features:
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Map Scale 1:8,900
1 inch = 740 feet

0 600 1200 1800 2400 3000 Feet

Map Printed on
July 31, 2022

