

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, November 15, 2022, to consider:

1. **Permit # 22-23 LD:** Owners: Randi Von Steinwehr, 59 Meadow Lane, Little Compton, RI 02837-1104 & Marilyn Zimmerman, PO Box 1938, Framingham, MA 01701-1938;
Applicant: Alexander Shriver, 147 Western Avenue, Brattleboro, VT 05301;
Location: 1507 Upper Dover Road, Marlboro, VT; Tax Map Number 02-00-13;
Proposal: Subdivision; Divide a 10.37-acre parcel into two (2) lots of 5.25 acres & 5.12 acres.

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: Nov 15, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88127307309?pwd=UHNZZjNYWGtTS29LZUpqWE9Sbk5PUT09>

Meeting ID: 881 2730 7309

Passcode: 492732

One tap mobile

+13092053325,,88127307309#,,, *492732# US

+13126266799,,88127307309#,,, *492732# US (Chicago)

Dial by your location

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/k4Nf1plk>

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

Owner(s) <u>Marilyn Zimmerman +</u> <u>Randi Von Steinwehr</u>	Applicant (if different) <u>n/a</u>
Mail Address _____	Mail Address _____
<u>59 Meadow Ln., Little Compton RI 02837</u>	_____
email <u>mzimmer875@gmail.com</u>	Phone _____
Phone _____	Email _____
Email <u>randivonsteinwehr@gmail.com</u>	_____
Address <u>1507 Upper Dover Rd</u> House # _____ Road _____	Complete for all subdivisions of land:
Tax Map # <u>02 - 00 - 13</u>	Number of lots resulting: <u>2</u>
Zone <u>RUR</u> # Acres <u>10.37</u>	Lots on Town Road <u>2</u>
Book <u>65</u> Page <u>86</u>	Frontage on Town Road <u>49.5' (24.75' for each resulting lot)</u>
	Lots on Private Right-of-Way <u>n/a</u>
	Width of Right-of-Way <u>n/a</u>
Type of Project Proposed: <input type="checkbox"/> Boundary Line Adjustment <input checked="" 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.)

We would like to subdivide the 10.37 acre parcel that we jointly own, into two separate parcels, 5.25 acres and the garage will be conveyed to Marilyn Zimmerman, individually, and 5.12 acres will be conveyed to Randi Von Steinwehr, individually.

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.

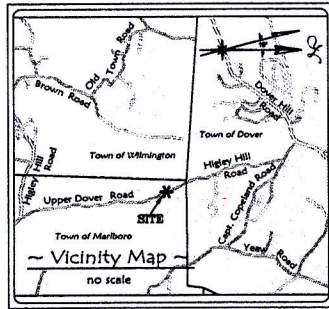
☐ General indication of the boundaries of the following features: wetlands and wet areas; flood hazard areas; slopes in excess of 15%; surface waters and associated buffer areas; prime and statewide agricultural soils and other open farmland; scenic features identified in the Town Plan; and prominent 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.

PERMIT #22-23LD

Tax Map 02-00-13



(Ref. survey plan 3)

Parcel tax ID# 02-00-13
Lot #12
 Total Area - 5.58 acres +/-
 Subj. to 24.75' (1.5 rods)
 Hwy. Right-Of-Way - 0.33 acres +/-
 Acreage - 5.25 acres +/-

Note B: The Southerly boundary line of the surveyed parcel is consistent with the referenced survey plan 1 and is a straight line from the stone wall on the East side of the road to the Iron Pipe at the Southwest corner of the parcel surveyed. The referenced survey plan 3 shows this line running from the wall to the Iron Pipe near the road and then to the Iron Pipe at the Southwest corner.

Note A: The utility easement was not found in the Marlboro Land Records for the "Martin" lands, but an easement was found for the lands to the South (now Jannen) in Book 23, Page 81. The easement found has a 50 ft. width centered on the existing utility lines & poles.

LEGEND

- + Point of Intersection
- Iron pipe found
- Traverse reference point
- Rebar pin found
- 5/8" Rebar pin set w/ cap
- Stonewall remnants
- Barbed Wire Fence remnants
- Utility pole
- Utility lines
- Water supply
- Highway Right-of-way
- Highway Centerline
- Boundary line
- Now or Formerly
- 20 ft. Contour line
- Edge of Woods (+/-)
- Centerline of Stream (+/-)

Reference is made to plans by:

- Cadiz Consultants, Inc., entitled "Lands of: MILDRED & EMILY MARTIN, in Marlboro, Vermont", dated Nov., 1970. Filed in the Marlboro Land Records on slide #78.
- Merrill A. Mundell, Jr., P.E., entitled "Lands of W.E. & Ottillie Wilson & Walter A. and Canice Wilson, Higley Hill Road, Wilmington & Dover, Vermont", dated 1974 and 1993.
- Dale A. Merritt, L.S. #552, entitled "Plan of Land Surveyed for The Estate of Evelyn M. Upton located in Wilmington and Marlboro, Vermont", dated Jan. 8, 1995. Filed in the Wilmington Land Records on slide #267.
- Dauchy Creamer Associates, Inc., entitled "Survey for Randi von Steinwehr, Wilmington/Dover, Windham County, Vermont", dated 12/19/01, last rev. 1/03/02. Filed in the Wilmington Land Records on slide #121.

N/F
 Katrina L. Jannen
 Book 55, Page 442
 11/30/2011; 12/07/2011
 Parcel tax ID# 02-00-15

(Ref. survey plan 3)

(Ref. survey plan 4)

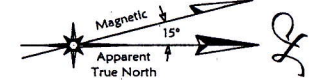
N/F
 Randi von Steinwehr
 Book 186, Page 559
 1/16/2002; 1/17/2002
 Parcel tax ID# 03-02-007

Town of Wilmington

(Ref. survey plan 2)
 N/F
 Heinz & Traute Mueller, Trustees of
 The Mueller Living Trust Dated September 3, 2002
 Book 196, Page 166
 9/03/2002; 11/22/2002
 Parcel tax ID# 03-02-008

Town of Dover

N/F
 Heinz & Traute Mueller
 Book 141, Page 395
 10/21/1994; 10/21/1994
 Parcel tax ID# HH002



Bearing shown hereon are referenced to Apparent True North as determined magnetically from the referenced 1970 Cadiz map.

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 1:5,500. The information shown hereon is based upon the balanced survey field work.

N/F
 Heinz & Traute Mueller Trust
 Book 141, Page 395
 10/21/1994; 10/21/1994
 Parcel tax ID# HH002

Parcel tax ID# 02-00-13
Lot #15
 Total Area - 5.58 acres +/-
 Subj. to 24.75' (1.5 rods)
 Hwy. Right-Of-Way - 0.46 acres +/-
 Acreage - 5.12 acres +/-

N/F
 Charles W. & Elena Caldwell
 Book 204, Page 159
 7/19/2002; 7/19/2002
 Parcel tax ID# HH006A

Town of Dover

Parcel tax ID# 02-00-12
Lot #1B
 Total Area - 47.33 acres +/-
 Subj. to 24.75' (1.5 rods)
 Hwy. Right-Of-Way - 0.79 acres +/-
 Acreage - 46.54 acres +/-

(Ref. survey plan 4)

N/F
 Randi von Steinwehr
 Book 197, Page 346
 1/16/2002; 1/17/2002
 Parcel tax ID# HH006

Marilyn & Robert Zimmerman
 (Formerly lands of
 Mildred & Emily Martin)
 Book 20, Page 564
 7/05/1947; 7/05/1947
 Parcel tax ID# 02-00-12 & 13

(Ref. survey plan 1)

Description Table for the Existing Centerline of Upper Dover Road		
Course	Bearing	Distance
R1	N 23°24'40" W	194.06'
R2	Rad: 2450.47° Tan: 140.00' Chd: N 26°40'50" W	Arc: 279.70' CA: 6'32.20" 279.54'
R3a	N 29°57'10" W	105.64'
R3b	N 29°57'10" W	5.00'
R4	Rad: 2071.39° Tan: 60.00' Chd: N 28°17'30" W	Arc: 119.97' CA: 3'19.10" 119.95'
R5	N 26°38'00" W	306.79'
R6	Rad: 3397.92° Tan: 75.00' Chd: N 27°53'50" W	Arc: 149.98' CA: 2'31.40" 149.96'
R7	N 29°09'40" W	173.12'
R8	Rad: 1303.97° Tan: 29.33' Chd: N 27°52'20" W	Arc: 58.65' CA: 2'34.40" 58.64'

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

Rev. West Side of Upper Dover Road - 8-3-22 - MAM

Subdivision Plat

LANDS OF: MARILYN & ROBERT ZIMMERMAN
 AND: RANDI VON STEINWEHR

LOT #1A & 12 & 15S, UPPER DOVER ROAD
 MARLBORO, VERMONT

SCALE: 1" = 200'; PLAN DATE: NOV. 08, 2013

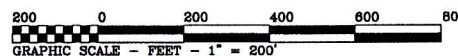
BY: **Merrill A. Mundell, Jr., P.E.**
 P.O. Box 866/20 Gallup Pitch Road
 Wilmington, Vermont 05363-0866
 Tele. 802/464-2042



PREPARED BY:
 BRAD LACKEY
 AND:
 MERRILL A. MUNDELL, JR.

Merrill A. Mundell, Jr.

P.E. & L.S.



SHEET 1 OF 1

TAX MAP NUMBER 02 - 00 - 13

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.

Randi von Steenwehr
Signature(s)

10/20/22
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 # 22-23 LD

Zoning Administrator	Development Review Board
Date received: <u>26 OCTOBER 2022</u>	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: <u>15 NOVEMBER 2022</u>
Fee received: \$ <u>315.00</u> Date: <u>26 OCT. 2022</u>	
ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> REFERRED TO DRB	ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
Date of action: <u>REFERRED TO DRB! 2 NOV. 2022</u> <u>POSTED!</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:

TAX MAP NUMBER 02 - 00 - 13

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.

Marilyn A. Zimmerman
Signature(s)

August 24, 2022
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

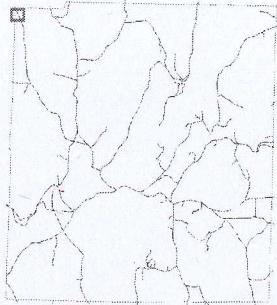
Date

MARLBORO OFFICIAL USE ONLY

Permit # 22-23LD

Zoning Administrator	Development Review Board
Date received: <u>26 October 2022</u>	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: <u>15 November 2022</u>
Fee received: \$ <u>315.00</u> Date: <u>26 Oct. 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: 2 Nov. 2022</u> <u>POSTED:</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:

Town of
Marlboro



02-00-13

1507 Upper Dover Road

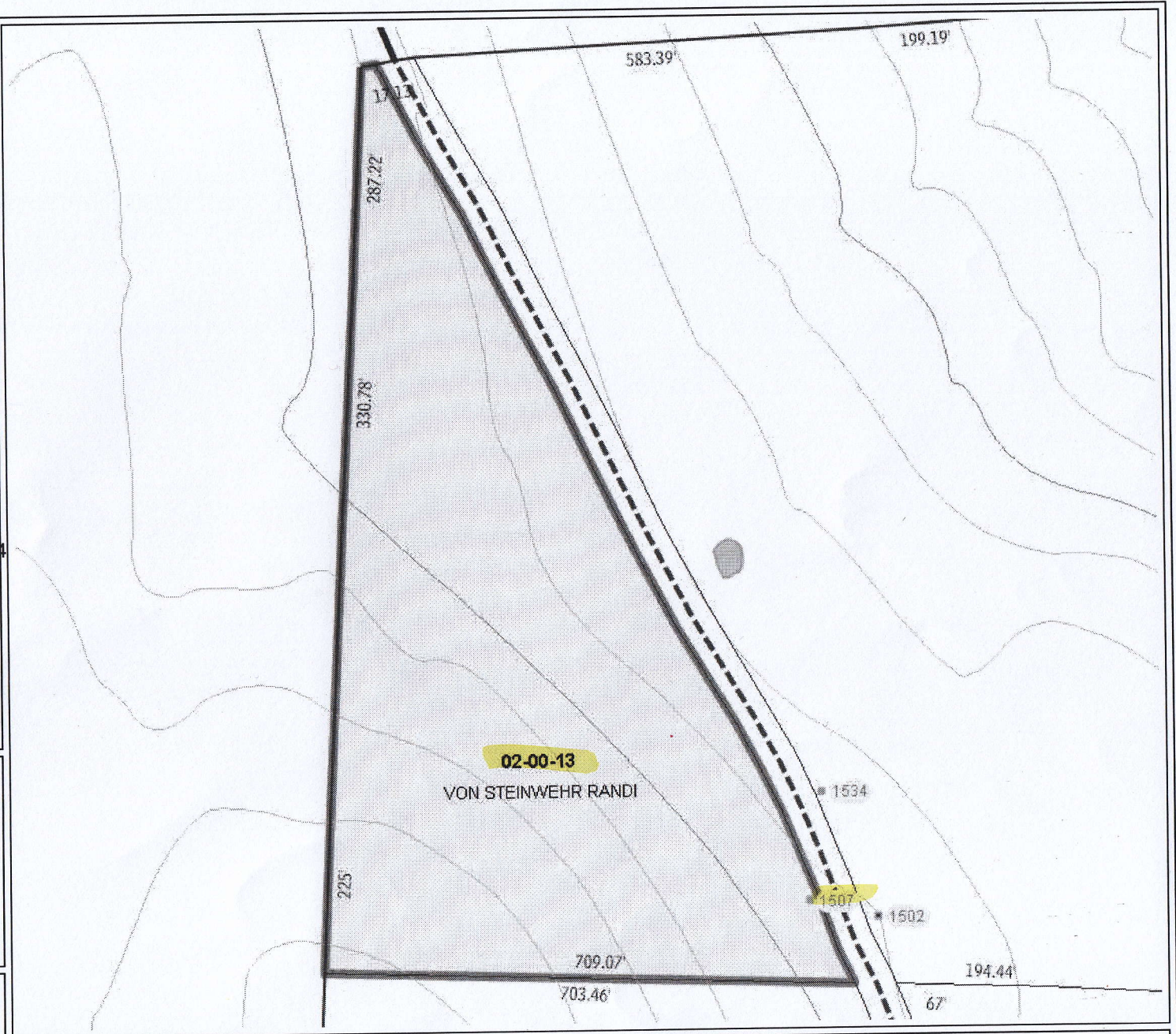
Von Steinwehr Randi
Zimmerman Marilyn
59 Meadow Lane
Little Compton, RI 02837-1104
10.37 acres Grand List
10.35 acres GIS

PERMIT #22-23LD

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 hereon. Current to April 1, 2022

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



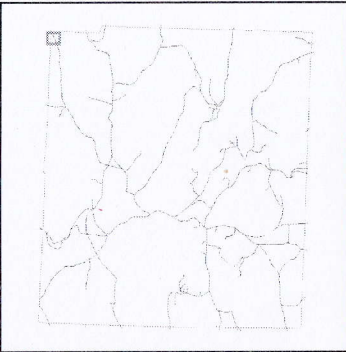
Map Scale 1:2,300
1 inch = 190 feet

0 200 400 600 800 1000

October
Feet, 2022



Town of
Marlboro



02-00-13
1507 UPPER DOVER RD.

PERMIT #22-23 LD

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

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Map Scale 1:2,300
1 inch = 190 feet

0 200 400 600 800 1000

October
Feb, 2022



Date: 11/1/2022

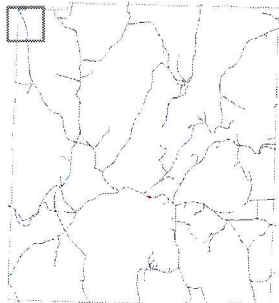
Abutters to Von Steinwehr + Zimmerman Property
Tax Map # 02-00-13

Page 1 of 1

Location: 1507 Upper Dover Road

<u>Tax Map #</u>	<u>Location / E911 Address</u>	<u>Name of Abutter</u>	<u>Mailing Address</u>
*** Town of Marlboro ***			
02-00-12	1502 Upper Dover Road	Marilyn Zimmerman	PO Box 1938 Framingham, MA 01701-1938
02-00-13	1507 Upper Dover Road	Randi Von Steinwehr & Marilyn Zimmerman (Applicants)	59 Meadow Lane Little Compton, RI 02837-1104
02-00-14	1209 Upper Dover Road	Katrina Jannen	11 Fern Lane
02-00-15	(No E911 address)		Carlisle, MA 01741
*** Town of Wilmington ***			
03-02-007.000	(No E911 address)	Randi Von Steinwehr	59 Meadow Lane Little Compton, RI 02837-1104
03-02-008.000	(No E911 address)	Heinz & Traute Mueller	99 Higley Hill Road East Dover, VT 05341
	Wilmington Town Clerk	Therese Lounsbury	2 East Main Street PO Box 217 Wilmington, VT 05363
*** Town of Dover ***			
HH002	100 Higley Hill Road	Heinz & Traute Mueller	99 Higley Hill Road East Dover, VT 05341
HH006	75 Higley Hill Road	Randi Von Steinwehr	59 Meadow Lane Little Compton, RI 02837-1104
	Dover Town Clerk	Andrew McLean	PO Box 527 West Dover, VT 05356

Town of
Marlboro



02-00-13

1507 Upper Dover Road

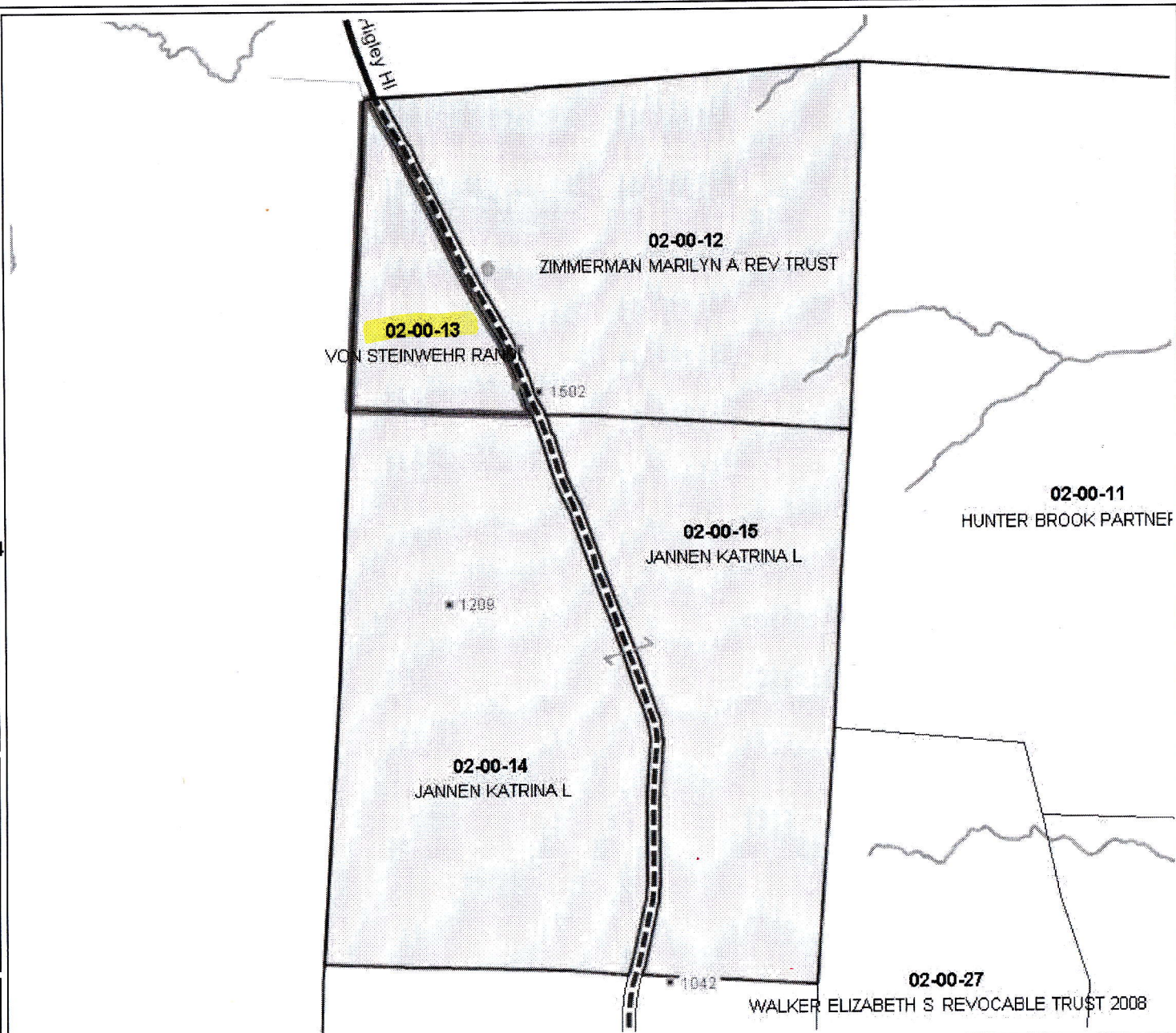
Von Steinwehr Randi
Zimmerman Marilyn
59 Meadow Lane
Little Compton, RI 02837-1104
10.37 acres Grand List
10.35 acres GIS

PERMIT #22-23LD

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

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delineated herein. Current to April 1, 2022*

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conveyance, or determination of legal title.*



Map Scale 1:6,900
1 inch = 570 feet

0 500 1000 1500 2000 2500 Feet

Map Printed on
October 26, 2022

