

SUBDIVISION PERMIT APPLICATION

Permit # 22-23LD

Town of Marlboro, Vermont

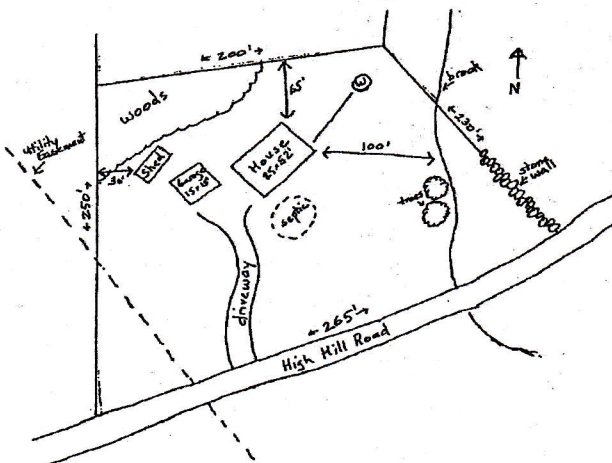
PO Box E Marlboro, VT 05344 802-254-2181

Fax 802-257-2447 marlborozoningoffice@gmail.com

General Information for Permit Applicants

- 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.
- All applications for subdivision permits are acted upon by the Development Review Board (DRB). The Development Review Board (DRB) may require site visits during the processing of this application.
- 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.
- Permit denials may be appealed to the Vermont Environmental Court. (See Section 4.6 of subdivision Regulations.)

EXAMPLE



Marlboro, Vermont
Town Clerk's Office
Received & Recorded

Date _____

Book _____ Page _____

Attest: _____

Town Clerk

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> <u>Over 600 feet</u>
Book <u>65</u> Page <u>86</u>	Frontage on Town Road <u>49.5' (24.75' for each resulting lot)</u> <u>for each 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.

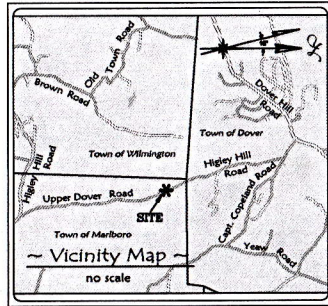
☐ General indication of the boundaries of the following features: wetlands and wet areas; flood hazard areas; slopes in excess of 15%; surface waters and associated buffer areas; prime and statewide agricultural soils and other open farmland; scenic features identified in the Town Plan; and prominent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

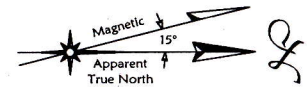
(Ref. survey plan 4)

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

(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

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



Bearings 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

Parcel tax ID# 02 - 00 - 12
Lot #18
 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

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°04'40" 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 & 1VS. UPPER DOVER ROAD
 MARLBORO, VERMONT

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

BY: Merrill A. Mundell, Jr., P.E.

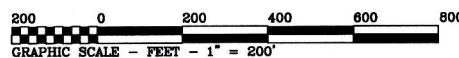
P.O. Box 866/20 Gallup Pitch Road
 Wilmington, Vermont 05363-0866
 Tele. 802/464-2042



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 Steeniche 10/20/22
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.

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: <u>15 Nov. 2022</u>
Date accepted as complete: <u>15 Nov. 2022</u>	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 checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
Date of action: <u>REFERRED TO DRB: 2 NOV. 2022</u> <u>POSTED: 8 DEC 2022</u>	Date of action: <u>15 Nov. 2022</u>
Effective date: <u>24 DECEMBER 2022</u>	Date decision issued: <u>8 Dec. 2022</u>
Expiration date: <u>N/A</u>	
Inspection date:	
Notes & Conditions:	Conditions/Findings Letter: <u>8 Dec. 2022</u> (within 45 days of hearing adjournment) <u>NO CONDITIONS ESTABLISHED.</u>
Signature: <u>Mary Sargent, ZONING ADMINISTRATOR</u>	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 # 22-23 LD

Zoning Administrator	Development Review Board
Date received: <u>26 October 2022</u>	Date DRB determines application complete: <u>15 Nov. 2022</u>
Date accepted as complete: <u>15 Nov. 2022</u>	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 checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
Date of action: <u>REFERRED TO DRB: 2 Nov. 2022</u> <u>POSTED: 8 DEC. 2022</u>	Date of action: <u>15 Nov. 2022</u>
Effective date: <u>24 DECEMBER 2022</u>	Date decision issued: <u>8 Dec. 2022</u>
Expiration date: <u>N/A</u>	
Inspection date:	
Notes & Conditions:	Conditions/Findings Letter: <u>8 DEC. 2022</u> (within 45 days of hearing adjournment) <u>NO CONDITIONS ESTABLISHED.</u>
Signature: <u>Mary Sargent, ZONING ADMINISTRATOR</u>	Signature: