

LEGALS  
TOWN OF MARLBORO  
DEVELOPMENT REVIEW BOARD

A public Hearing before the Development Review Board of the Town of Marlboro, VT, will be held in the Town Office with available Zoom videoconference at **7 PM on Tuesday, February 21, 2023**, to consider:

1. **Permit # 23-01 LD:** Applicant: John Dupras, Trinity Engineering, 26 Union Street, Suite 1D, North Adams, MA 01247; Owners: Erika & Scott Finucane, 566 Maple Street, Litchfield, CT 06759 and Joe Gorbecki, 63 Munger Lane, Bethlehem, CT 06751; Location: Marlboro Heights, Higley Hill Road, Marlboro, VT; Tax Map Numbers **02-00-53.11 & 02-00-55.13**; Proposal: **Preliminary Site Plan Review for a Boundary Line Adjustment**, to reconfigure the two parcels by shifting 22 acres from Parcel 02-00-53.11 to Parcel 02-00-55.13.

The above Application is available for inspection at the Marlboro Town Office, and on the Marlboro Town website ([marlborovt.us](http://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](http://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](mailto:marlborozoningoffice@gmail.com)

**Scheduled Zoom meeting:**

**Topic:** Marlboro Development Review Board Meeting  
**Time:** Feb 21, 2023 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**  
<https://us02web.zoom.us/j/87612192296?pwd=UjlaSHNmQzJveVICUjlrZGx3N29sZz09>

**Meeting ID:** 876 1219 2296  
**Passcode:** 793833

**One tap mobile**  
+16465588656,,87612192296#,,,\*793833# US (New York)  
+16469313860,,87612192296#,,,\*793833# US

**Dial by your location**  
+1 646 558 8656 US (New York)  
+1 646 931 3860 US

**Find your local number:** <https://us02web.zoom.us/j/kd05ZI8TTR>

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

Owner(s) <u>JOE GORBECKI</u>	Applicant (if different) <u>TRINITY ENGINEERING</u>
Mail Address <u>63 Munger Lane</u> <u>Bethlehem, CT 06751</u>	Mail Address <u>26 UNION STREET, SUITE 1D</u> <u>NORTH ADAMS, MA 01247</u>
Phone <u>203 490 9933</u>	Phone <u>413 441 9724</u>
Email <u>jgorbecki@gmail.com</u>	Email <u>jdupras@trinityeng.com</u>
Address _____ House # _____ Road _____ Tax Map # <u>02</u> - <u>00</u> - <u>55.11</u> Zone <u>RUR</u> # Acres <u>14.60 Ac</u> Book <u>65</u> Pages <u>160-163</u>	Complete for all <b>subdivisions</b> of land: Number of lots resulting: _____ Lots on Town Road _____ Frontage on Town Road _____ Lots on Private Right-of-Way _____ Width of Right-of-Way _____
<b>Type of Project Proposed:</b> <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.)

Boundary Line Adjustment to lots 02-00-55.13 and lot 02-00-55.11,  
by merging lot 02-00-53.11 into the two lots. See  
attach narrative and plans.

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.



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

Owner(s) <u>ERIKA FINUCANE</u> <u>SCOTT FINUCANE</u>	Applicant (if different) <u>TRINITY ENGINEERING</u>
Mail Address <u>566 MAPLE ST.</u> <u>LITCHFIELD, CT 06759</u>	Mail Address <u>26 UNION ST., SUITE 1D</u> <u>NORTH ADAMS, MA 01247</u>
Phone <sup>SCOTT</sup> <u>203 948 3719</u> <sup>ERIKA</sup> <u>203 417 1622</u>	Phone <u>413 441 9724</u>
Email <u>scott7775@icloud.com</u>	Email <u>jdupras@trinityeng.com</u>
Address _____ House # _____ Road _____ Tax Map # <u>02 - 00 - 55.13</u> Zone <u>RVR</u> # Acres <u>12.8 Ac</u> Book <u>65</u> Page <u>175 - 176</u>	Complete for all <b>subdivisions</b> of land: Number of lots resulting: _____ Lots on Town Road _____ Frontage on Town Road _____ Lots on Private Right-of-Way _____ Width of Right-of-Way _____
<b>Type of Project Proposed:</b> <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.)

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☒ True North arrow and scale.



TAX MAP NUMBER 02 . 00 . 55.13

**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.

Signature(s) Scott FINUCANE

Date

1/25/2023

**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 Scott FINUCANE

Date

1/25/2023

**MARLBORO OFFICIAL USE ONLY**

Permit # 23-01LD

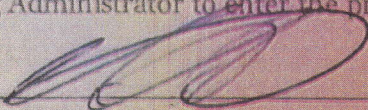
Zoning Administrator	Development Review Board
Date received: <u>31 JANUARY 2023</u>	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: <u>PRELIMINARY: 21 FEB 2023</u>
Fee received: \$ <u>165.00</u> Date: <u>31 JAN. 2023</u>	
ACTION: <input type="checkbox"/> APPROVED <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: 4 FEB. 2023</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 - 53.11

**Authorization of Owner(s) of Record:**

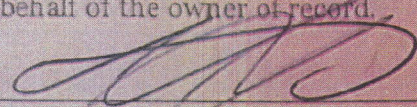
I (We) certify that all information on this document is true and accurate. I (We) authorize the Zoning Administrator to enter the property.

  
Signature(s) Joe Gorbecki

1/24/23  
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 Joe Gorbecki

1/26/23  
Date

**MARLBORO OFFICIAL USE ONLY**

Permit # 23-01 LD

Zoning Administrator	Development Review Board
Date received: <u>31 JANUARY 2023</u>	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: <u>PRELIMINARY: 21 FEB. 2023</u>
Fee received: \$ <u>165.00</u> Date: <u>31 JAN. 2023</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: 4 FEB. 2023</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 - 55.11

**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.

  
Signature(s) JOE GORBECKI

1/26/23  
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 JOE GORBECKI

1/26/23  
Date

**MARLBORO OFFICIAL USE ONLY**

Permit # 23-01 LD.

Zoning Administrator	Development Review Board
Date received: <u>31 JANUARY 2023</u>	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: <u>PRELIMINARY: 21 FEB. 2023</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>NO ACTION INVOLVING THIS PARCEL</u>	Date of action:
Effective date:	Date decision issued:
Expiration date:	
Inspection date:	
Notes & Conditions: <u>4 FEB 2023: PARCEL 02-00-55.11 IS</u> <u>NOT AFFECTED BY THIS ADJUSTMENT.</u>	Conditions/Findings Letter: (within 45 days of hearing adjournment)
Signature: <u>Mary Sargent, ZONING ADMINISTRATOR</u>	Signature:



**NOTES:**

1) PERMITTED BUILDINGS ENVELOPES, HOUSE LOCATIONS, DRIVEWAYS, AND RIGHTS-OF-WAY SHOWN ARE PER DRB APPROVAL, 11/18/2015. SEE SHEET C-2. THE RIGHTS-OF-WAY ARE INCLUDED IN THE EXISTING DEEDS.

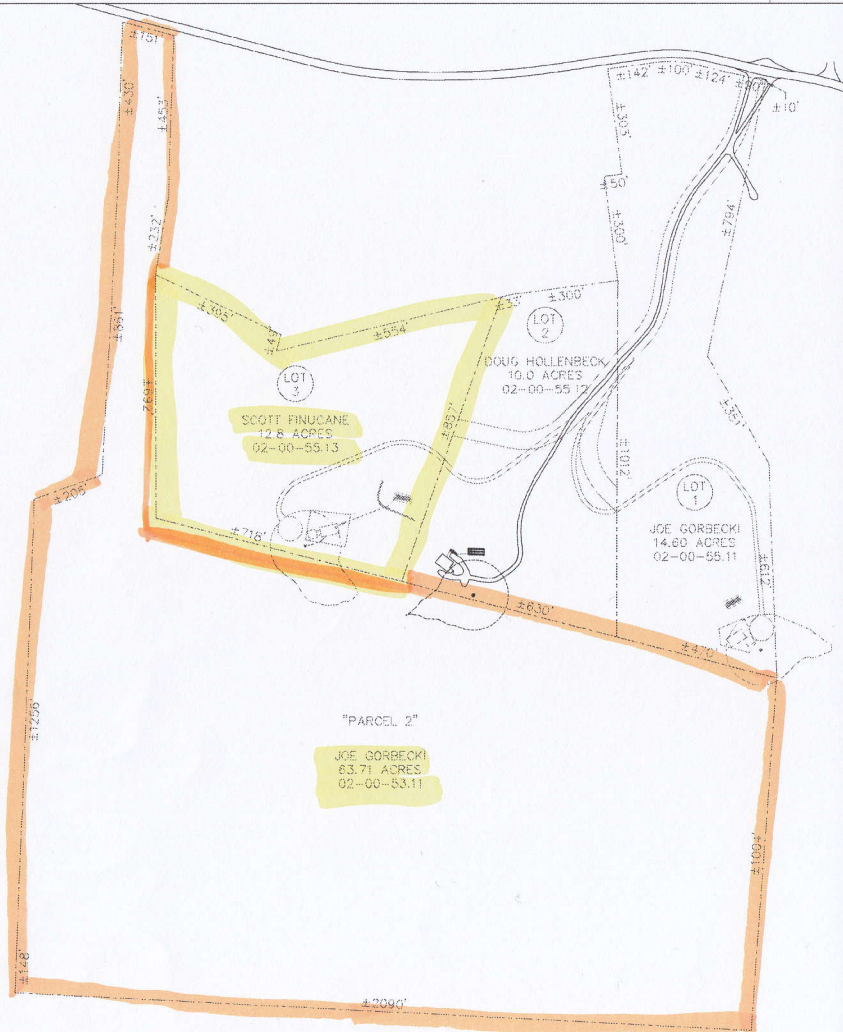
2) PERMITTED WASTEWATER SYSTEMS AND DRILLED WELLS SHOWN ARE PER WW-2-2437, 12/15/2006, SEE SHEET C-2.



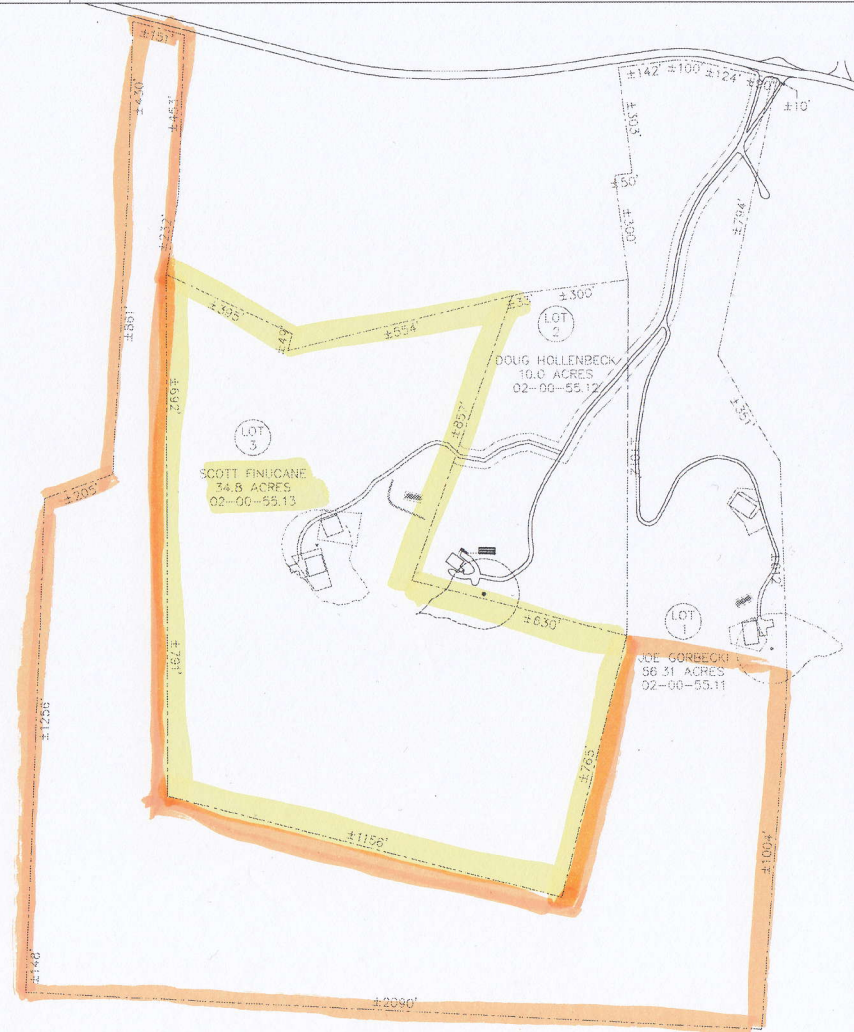
**NOTES:**

1) PERMITTED BUILDING ENVELOPES SHOWN ARE PER DRB APPROVAL, 11/18/2015; PERMITTED WASTEWATER SYSTEMS AND DRILLED WELLS SHOWN ARE PER WW-2-2437, 12/15/2006, SEE SHEET C-3.

2) THE PROPOSED RESIDENCE ON LOT 1 IS LOCATED WITHIN THE PERMITTED BUILDING ENVELOPE, WHILE THE PROPOSED GARAGE WITH 2-BEDROOM ADU IS LOCATED OUTSIDE THE ENVELOPE. THE PROPOSED RESIDENCE ON LOT 3 IS LOCATED ADJACENT TO THE PERMITTED BUILDING ENVELOPE, WHILE THE PROPOSED BARN IS LOCATED WITHIN THE ENVELOPE.



EXISTING PROPERTY LINES



PROPOSED PROPERTY LINES

**TRINITY ENGINEERING  
TECHNICAL SERVICES, LLC**

26 LINCOLN STREET, SUITE 13  
MARLBORO, MASSACHUSETTS 01901  
(413) 358-2211 x. (902) 684-1919  
CONTRACT NO. TRN-23-01 LD  
ALL RIGHTS RESERVED  
NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION

REV	NO.	DATE	DESCRIPTION
1	1/27/23		FOR SKETCH PLAN REVIEW

FOR SKETCH  
PLAN REVIEW

DESIGNED BY: J.E.D.	CHECKED BY: J.E.D.
DRAWN BY: T.G.K.	SCALE: AS SHOWN

PROJECT:  
PROPOSED BOUNDARY LINE  
ADJUSTMENT PLAN  
PREPARED FOR MARLBORO HEIGHTS  
TOWN OF MARLBORO, VERMONT

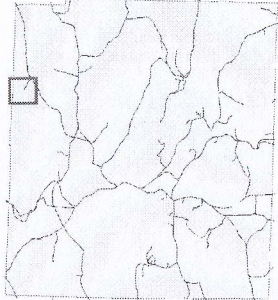
DATE: 1/27/2023  
PROJECT NUMBER: 21211  
SHEET NUMBER: 1 OF 4  
C-1

TAX MAP # 02-00-53.11 AND 02-00-55.13

PERMIT # 23-01 LD



# Town of Marlboro



02-00-53.11

121 Gorbecki Drive

Gorbecki Joseph

63 Munger Lane

Bethlehem, CT 06751

78.6 acres Grand List

78.69 acres GIS

64.53 selected

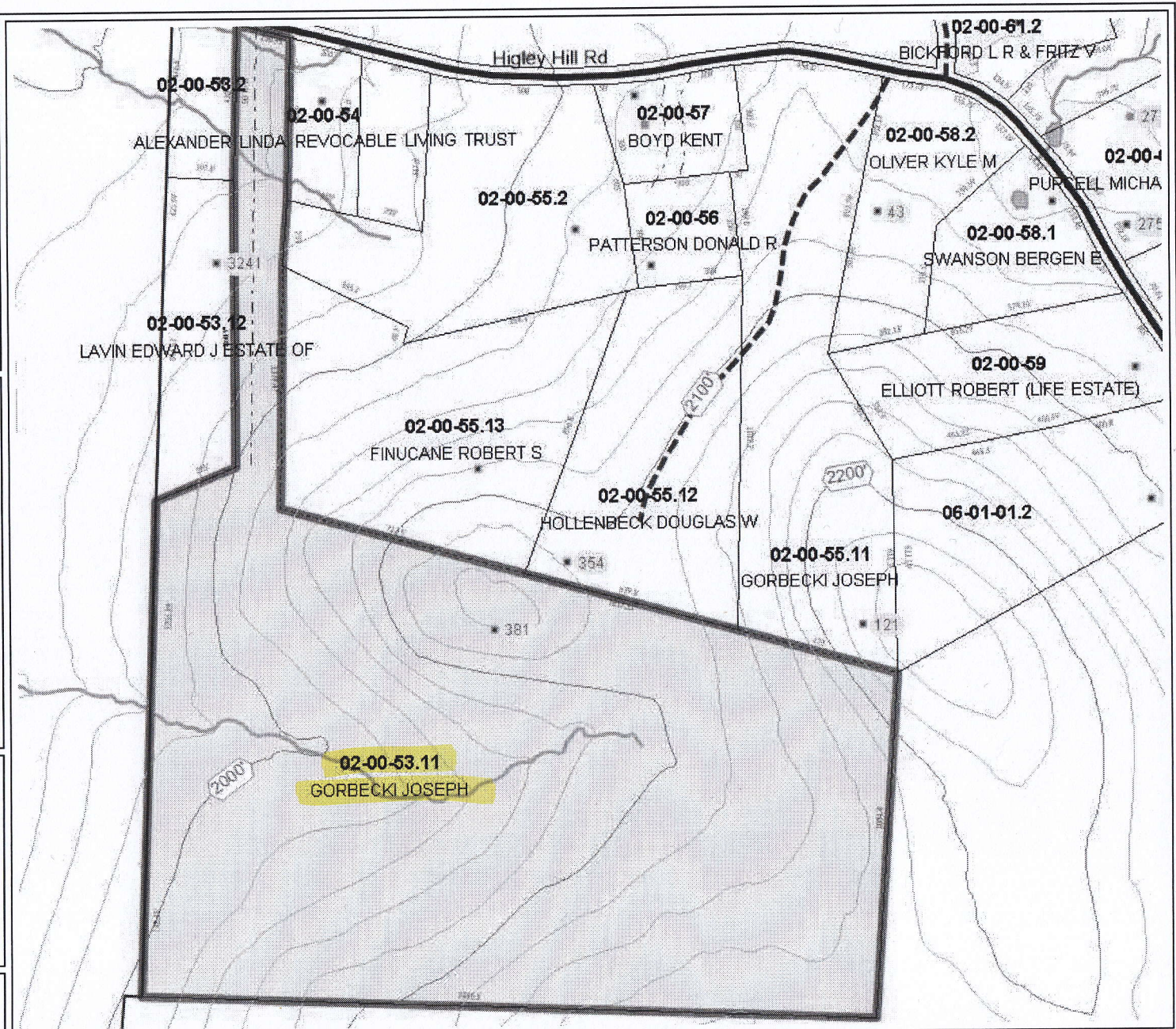
PERMIT #23-01 LD

## 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, 2022

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



Map Scale 1:5,000  
1 inch = 420 feet

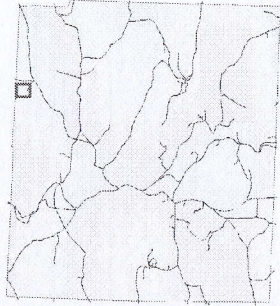
0 300 600 900 1200 1500 Feet

Map Printed on  
February 7, 2023





Town of  
Marlboro



02-00-55.13

210 Marlboro Heights

Finucane Robert S

566 Maple Street

Litchfield, CT 06759-2102

12.84 acres Grand List

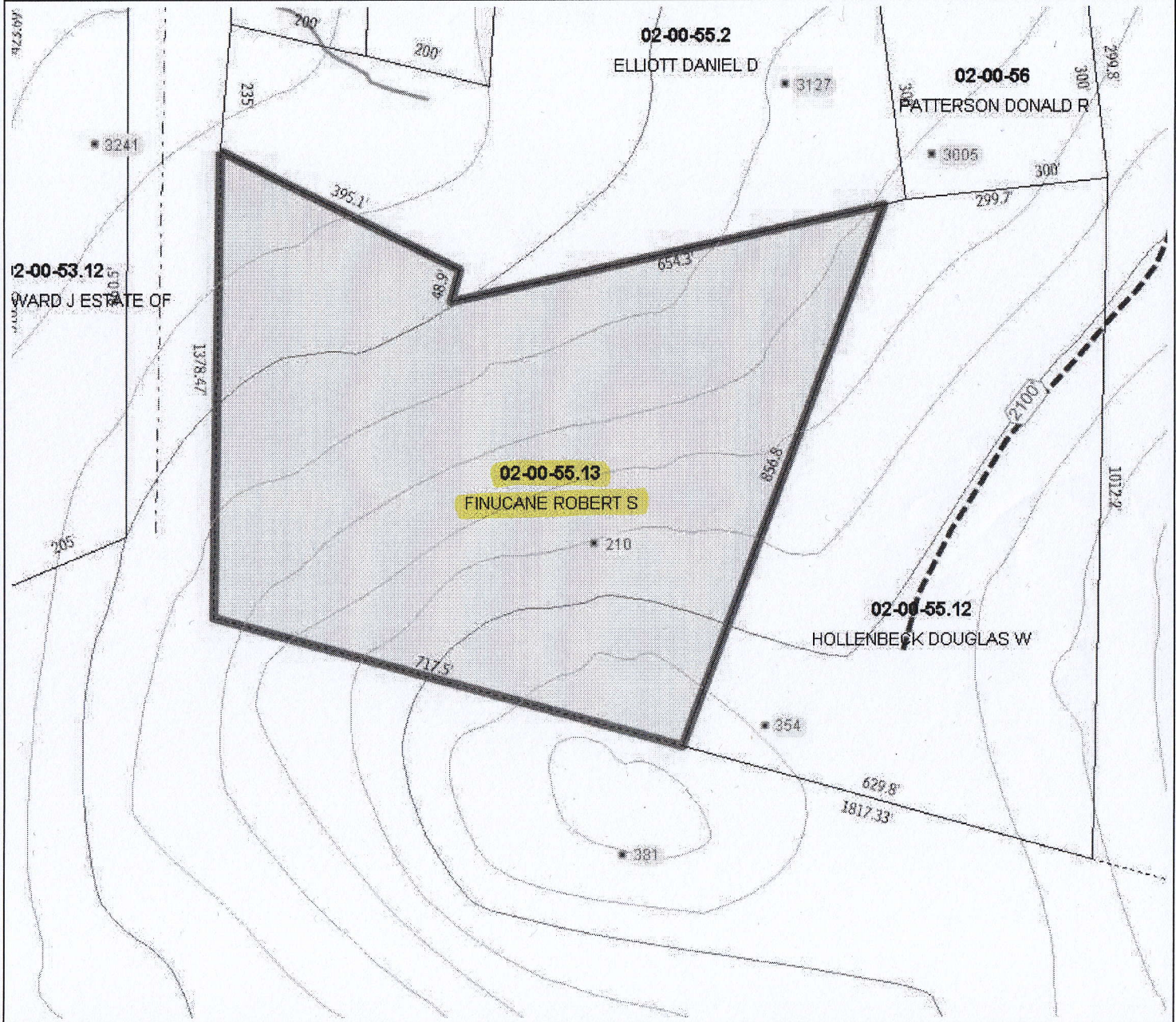
12.84 acres GIS

PERMIT #23-01LD

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

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Map Scale 1:2,600  
1 inch = 220 feet

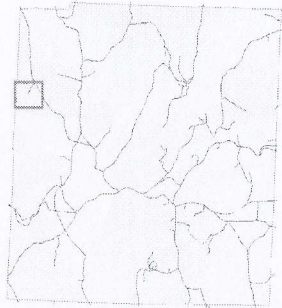
0 200 400 600 800 1000  
Feet

Map Printed on  
February 7, 2023





# Town of Marlboro

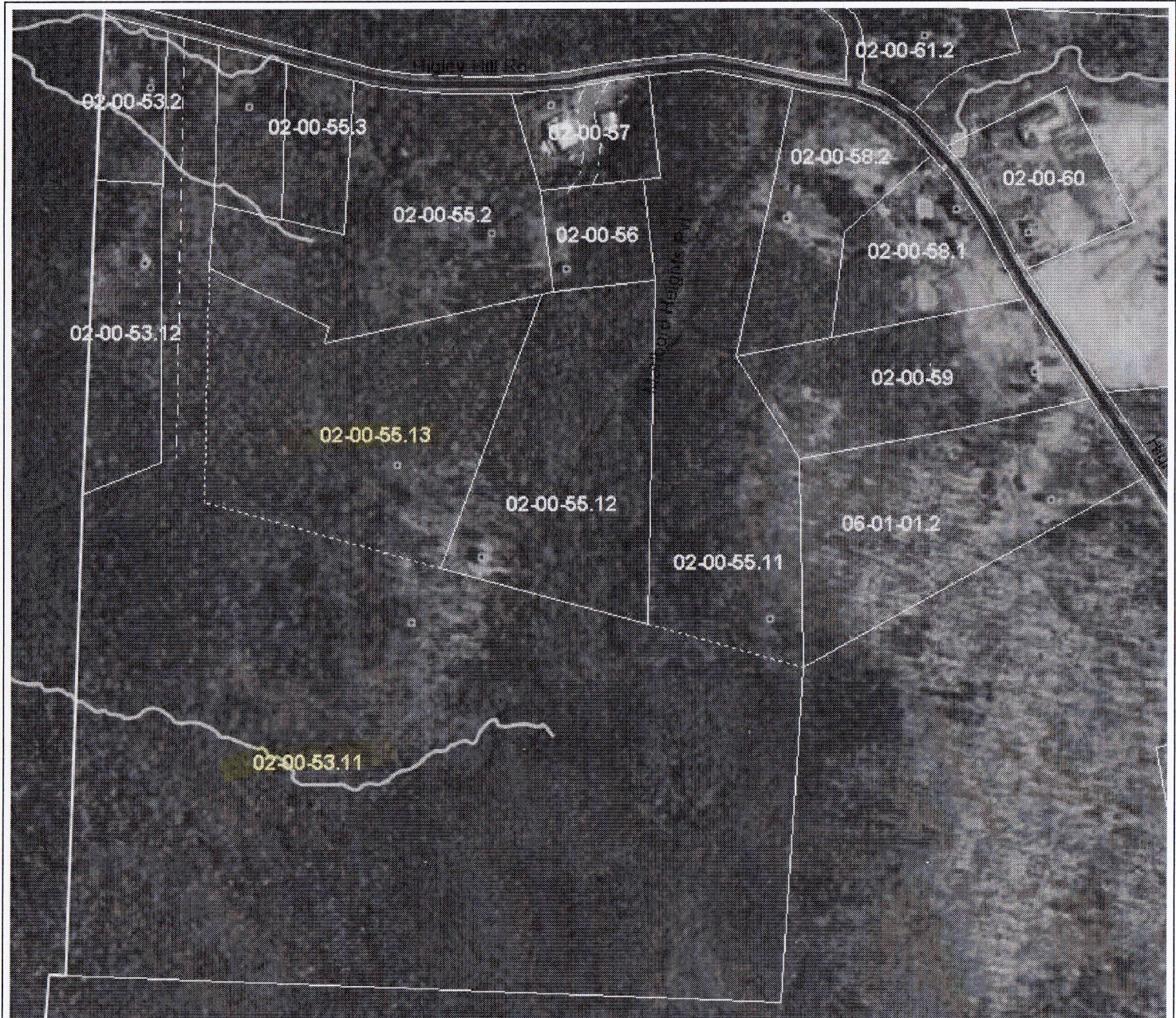


PERMIT #23-01 LD

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

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Map Scale 1:5,200  
1 inch = 430 feet

0 300 600 900 1200 1500 Feet

Map Printed on  
November 30, 2022





Date: 2/13/2023

**Abutters to Gorbecki + Finucane Properties**  
**Tax Map Numbers 02-00-53.11 + 02-00-55.13**

Page 1 of 2

Location: Marlboro Heights

<u>Tax Map #</u>	<u>Location / E911 Address</u>	<u>Name of Abutter</u>	<u>Mailing Address</u>
*** Town of Marlboro ***			
02-00-52.4	Higley Hill Road (No E911 address)	Margaret Kelley	882 Silvermine Road New Canaan, CT 06840
02-00-53.11	Higley Hill Road	Joe Gorbecki	63 Munger Lane
02-00-55.11	Marlboro Heights	(Owner)	Bdthlehem, CT 06751
02-00-53.12	3241 Higley Hill Road	Estate of Edward Lavin	3241 Higley Hill Road Wilmington, VT 05363
02-00-53.2	3261 Higley Hill Road	Robert Boyd II	3261 Higley Hill Road West Marlboro, VT 05363
02-00-54	3185 Higley Hill Road	Linda Alexander	440 East Shore Road Jamestown, RI 02835
02-00-55.12	354 Marlboro Heights	Douglas Hollenbeck	29 Timothy Drive Westerly, RI 02891
02-00-55.13	Marlboro Heights (No E911 address)	Robert S. Finucane (Owner)	566 Maple Street Litchfield, CT 06759-2102
02-00-55.2	3127 Higley Hill Road	Daniel Elliott	3127 Higley Hill Road Wilmington, VT 05363
02-00-55.3	Higley Hill Road (No E911 address)	James & Gail Lepore	6 Lake Shore Drive Johnston, RI 02919
02-00-56	3005 Higley Hill Road	Donald Patterson	3005 Higley Hill Road West Marlboro, VT 05363
02-00-57	3007 Higley Hill Road	Kent Boyd & Bradley Boyd	182 Shippee Road Whitingham, VT 05361
06-01-01	Higley Hill Road (No E911 address)	Peter Starkweather	1237 Higley Hill Road Wilmington, VT 05363
06-01-01.2	2631 Higley Hill Road	Richard & Donna Hawes	2631 Higley Hill Road Wilmington, VT 05363



Date: 2/13/2023

**Abutters to Gorbecki + Finucane Properties**  
**Tax Map Numbers 02-00-53.11 + 02-00-55.13**

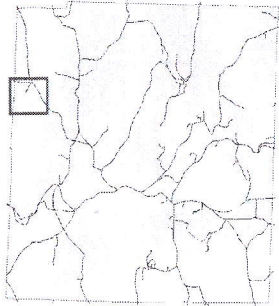
Page 2 of 2

Location: Marlboro Heights

<u>Tax Map #</u>	<u>Location / E911 Address</u>	<u>Name of Abutter</u>	<u>Mailing Address</u>
<b>*** Town of Wilmington ***</b>			
03-02-048.200	692 Higley Hill Road	Richard & Sheila Blanchette	PO Box 1073 Wilmington, VT 05363-1073
03-02-048.300	664 Higley Hill Road	Lester & Robin Matathias	PO Box 187 Wilmington, VT 05363-0187
03-02-048.700	35 Miller Road	Wade Pytko	c/o Judith Pytko 569 River Road Lincoln, RI 02865
07-02-002.000	55 Miller Road	Town of Wilmington, VT	PO Box 217 Wilmington, VT 05363-0217
07-02-006.000	Miller Road (No E911 address)	George B. Crafts & Son	313 VT Route 100 North Wilmington, VT 05363
	Wilmington Town Clerk	Therese Lounsbury	2 East Main Street PO Box 217 Wilmington, VT 05363



## Town of Marlboro



02-00-53.11

121 Gorbecki Drive

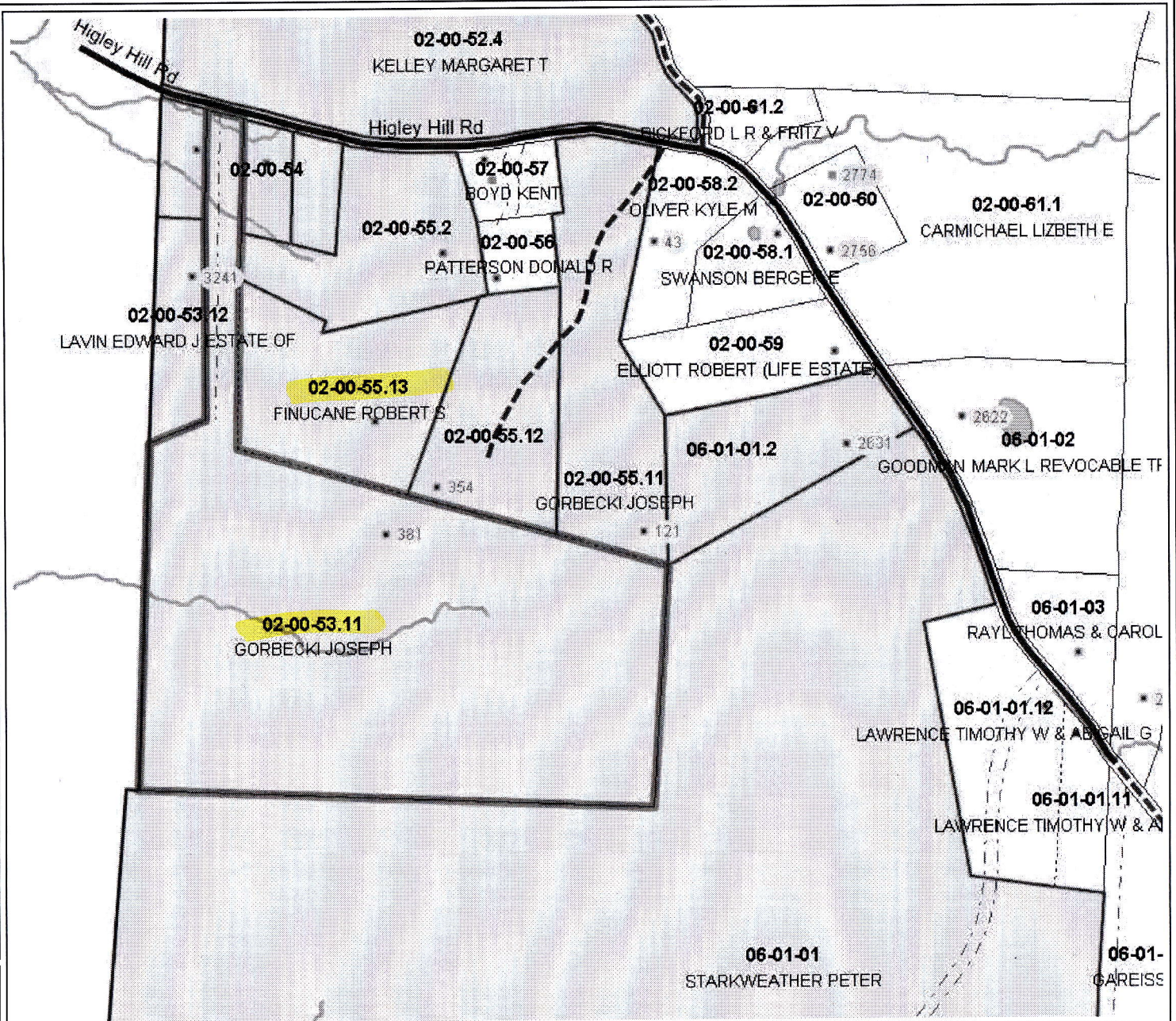
Gorbecki Joseph  
63 Munger Lane  
Bethlehem, CT 06751  
78.6 acres Grand List  
78.69 acres GIS  
64.53 selected

PERMIT #23-01LD

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

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Map Scale 1:7,100  
1 inch = 590 feet

0 500 1000 1500 2000 2500 Feet

Map Printed on  
February 7, 2023

