

APPROVED MINUTES

TOWN OF MARLBORO ~ DEVELOPMENT REVIEW BOARD

Tuesday, April 19, 2022, 7:00 p.m.

**Permits #22-03 LD and #22-08 CU**

**Attending**

DRB:

Steven John (Chair)  
Jean Boardman(ViceChair)  
John Nevins  
Matt Tell

Zoning Administrator:

Mary Sargent

Administrative Assistant:

Peter Barus

Applicant:

Ed Metcalfe  
Mike Clough

Public:

Eva Grimaldi  
Andrea Livermore  
Alan McLane

**Call to Order**

The meeting was called to order at 7:04 p.m.

The Chair noted that, as Applicant Christopher Cady (Permit #22-03 LD) was not present for the first scheduled Hearing, the Board would open the second Hearing.

**Permit #22-08 CU**

**Permit #22-08 CU: Applicant:** Vermont Museum of Natural History, Ed Metcalfe, President, 7599 VT Route 9 E, West Marlboro, VT 05363; **Location:** 117 Adams Cross Road, Marlboro, VT; **Tax Map Number 10-00-12.1;** **Proposal: Conditional Use;** Establish designated Community Building to host educational programs and Active Recreation on-site.

**Applicant:** Ed Metcalfe (Vt. Museum of Natural History)

**Interested parties attending:** Eva Grimaldi (abutter), Allan McLane, Andrea Livermore, Mike Clough (Vt. Museum of Natural History)

The Hearing was convened at 7:10 p.m.

Attending interested parties introduced themselves.

The Chair administered the oath to the Applicant and all interested persons.

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Ed Metcalfe confirmed and explained the Conditional Use Permit Application for a pavilion and showed where the parking and signage would be located.

Andrea Livermore asked about parking accommodation. The Chair suggested that this should be addressed separately, after the present matter was decided.

The board discussed the change-of-use to a community building, defined in the Zoning Regulations as “open to all members of the community.”

The Chair opened the floor to questions from the public.

Allan McLane asked about “recreation,” noting that two categories had been identified by Mary Sargent as appropriate for the building.

Mary Sargent discussed wildlife habitat overlays. Eva Grimaldi raised a question about wildlife habitat. Mary Sargent stated that this question did not pertain to the present Hearing.

Allan McLane asked about parking.

The Chair asked if a parking area setback was an issue of concern for the Board. Members of the Board were not concerned.

Eva Grimaldi discussed wildlife habitat, suggesting that a large area of undeveloped land would be changed by the Museum’s use.

Ed Metcalfe said that the Department of Wildlife was a partner with the Vt. Museum on the recreational use of the land. Allan asked how many visitors were anticipated by the Applicant. Ed Metcalfe explained that perhaps 15 to 20 children, for nature walks in small groups.

Michael Clough explained that planning was in the early stages; that keeping the site as a natural area was the value.

Allan McLane was concerned that increased traffic and maintenance of Adams Crossroad would likely worsen road conditions.

Ed Metcalfe shared plans for winter including plowing, snowshoeing and other winter recreations, but did not anticipate an increase in traffic.

The Chair asked about maintenance and pointed out that road maintenance was not a consideration at this Hearing.

Eva Grimaldi shared her concern that the land surrounding the 7.5 acre parcel was undeveloped natural habitat and she worried that the museum’s use would alter the essential character of the neighborhood. The Chair explained that the property had long been used for special education, and public access for the community.

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This Hearing was recessed to enable the Board to consider the second hearing on its agenda.

This Hearing was Recessed at 7:58 p.m.

**Permit #22-03 LD**

Permit #22-03 LD: Owner: Christopher Hawthorne, 2957 Castle Heights Ave., Los Angeles, CA 90034; Applicant: Christopher Cady, PO Box 1114, Wilmington, VT 05363; Location: Larrabee Road, Marlboro, VT; Tax Map # 02-00-48.2; Proposal: Subdivision; Divide undeveloped 15.1-acre parcel into two (2) lots of 4.2 acres & 10.9 acres for conveyance to the adjoining landowners.

**Applicant**: Christopher Cady, Esq. (not present)

**Owner**: Christopher Hawthorne

**Interested parties attending**: Lisa and Robert Unsworth, Ed Doty

The Hearing was convened at 8:00 p.m.

The Chair administered the oath to the Owner and interested parties

The Chair noted that Christopher Cady was not present. Chris Hawthorne, via Zoom, discussed conveying his property to two of the adjacent owners, the Unsworths and Margaret Doty, across Larrabee Road, adding to their existing parcels.

The Chair explained that the Application was for a Subdivision, and that the board was not concerned with the sale or other plans.

Mary Sargent noted that the parcels in question were undeveloped property with no road frontage; that this would be a simple subdivision; that a new lot without frontage (access) was not allowable, and that such details should be considered.

The Chair asked if the parties had understood the Zoning Administrator's point; all responded affirmatively.

The Chair explained that if not able to sell a parcel, it would be a "nonconforming lot," and could not be created; that conforming would be contingent upon the subsequent sale.

The Chair confirmed with the Unsworths and Ed Doty that they had understood this point.

The Chair noted that all Parties would so stipulate. Christopher Hawthorne agreed.

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Jean Boardman clarified that one lot was 10.9 acres, the other 4.2; that the road was a dividing line, so that only the 4.2-acre plot was contiguous with a buyer's property.

Jean Boardman moved to approve the Application, with the condition that the decision would not create a nonconforming lot. Second by Matt Tell. All in favor.

The Chair informed Chris Hawthorne of the board's decision; that there would be fifteen days' opportunity to appeal; that a public posting would be made when the decision letter was written.

The Chair concluded the Hearing at 8:09 p.m.

The Chair reconvened the first hearing.

**Permit # 22-08 CU**

**Deliberative Session**

Matt Tell moved to enter Deliberative Session for Permit # 22-08 CU. Second by John Nevins. All in favor.

The Board entered Deliberative Session at 8:12, and returned to open session at 8:18.

Matt Tell moved to approve the Conditional Use for a Community Building, with the Condition that the Owner shall limit parking to the 20 spaces previously established by the Pool Learning Center. Second by Jean Boardman. The Motion was passed unanimously.

The Hearing was concluded at 8:20 p.m.

**Adjournment**

The meeting was Adjourned at 8:21 p.m.

*Respectfully submitted, April 25, 2022, Peter Barus, Admin. Asst.*