

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, May 16, 2023, to consider:

1. Permit # 23-03 CU: Owners: William & Kirsten Edelglass, PO Box 88, Marlboro, VT 05344; Location: 464 Palmetto Drive, Marlboro, VT; Tax Map Number 11-01-19; Proposal: Conditional Use; Accessory Structure (storage shed) located within Wildlife Habitat Overlay District.
2. Permit # 23-04 W: Owners: Mark & Megan Littlehales, PO Box 148, Marlboro, VT 05344; Location: 1174 MacArthur Road, Marlboro, VT; Tax Map Number 08-02-27; Proposal: Waiver; Accessory Structure (woodshed) located within setback from MacArthur Road.

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: May 16, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/82958557036?pwd=R2N6MmVZV0NtaDIrQzFqYXhMdXJuQT09>

Meeting ID: 829 5855 7036
Passcode: 204617

One tap mobile
+13092053325,,82958557036#,,,,*204617# US
+13126266799,,82958557036#,,,,*204617# 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/kcSuZuyfET>

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

Owner(s) <u>William + Kirsten Edelglass</u>	Applicant (if different) _____
Mail Address <u>PO Box 88</u> <u>MARLBORO, VT 05344</u>	Mail Address _____
Phone <u>(802) 579-8601</u>	Phone _____
Email <u>william.edelglass@gmail.com</u>	Email _____
Address <u>464 PARMETTO Dn.</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>11</u> - <u>01</u> - <u>19</u>	
Zone <u>R.R.</u> # Acres <u>1.8</u>	
Book <u>53</u> Page <u>71</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 _____

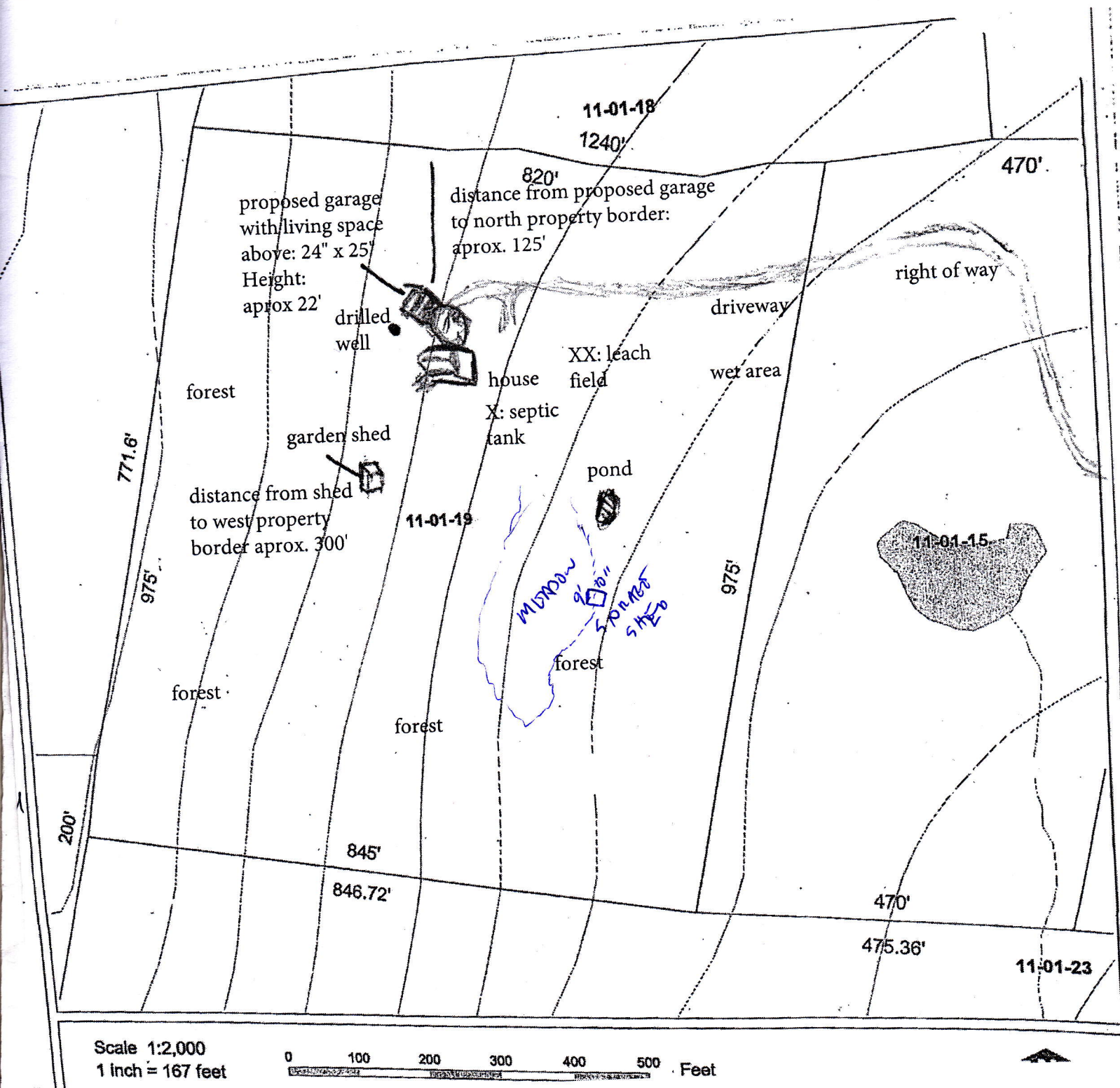
Explain proposal, including dimensions and height to peak. (Attach additional sheets if needed.

Each additional sheet must include the tax map number in the upper right corner of pages.)

WE ARE APPLYING TO BUILD A 10' x 9' STORAGE SHED.

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.



NOTE: THIS PERMIT IS VOID IN THE EVENT OF MISREPRESENTATION. PERMITS EXPIRE ONE YEAR FROM THE EFFECTIVE DATE IF THE PROJECT HAS NOT BEEN STARTED, AND TWO YEARS FROM THE EFFECTIVE DATE IF THE PROJECT HAS NOT BEEN SUBSTANTIALLY COMPLETED.

Date Approved:

Date Posted:

Date Valid:

TAX MAP NUMBER 11 - 01 - 19

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.

William J. Edelglass / Kirstin Edelglass

4/20/23

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 # 23-03 CU

Zoning Administrator	Development Review Board
Date received: <u>20 APRIL 2023</u>	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: <u>16 MAY 2023</u>
Fee received: \$ Date:	
ACTION: <u>APPROVED</u> <u>DENIED</u> <u>X</u> <u>REFERRED TO DRB</u>	ACTION: <u>APPROVED</u> <u>DENIED</u>
Date of action: <u>REFERRED TO DRB: 28 APRIL 2023</u> <u>POSTED:</u>	Date of action:
Effective date:	Date decision issued:
Expiration date:	
Inspection date:	
Notes & Conditions: <u>1 MAY 2023: ENVIRONMENTAL CONSULTANT</u> <u>REPORT RECEIVED FROM P. VAN LOON.</u>	Conditions/Findings Letter: (within 45 days of hearing adjournment)
Signature:	Signature:

PERMIT #23-03 CU
TAX MAP # 11-01-19

April 26, 2023

To – Marlboro Development Review Board, and

William and Kirsten Edelglass

From - Pieter van Loon

Re: Proposal to build a storage shed

Earlier this week, I was contacted by William and Kirsten Edelglass 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 an 8x10 foot storage shed located in the side yard of their existing home.

As this is very similar to the proposal I reviewed for them last year, I did not do an extensive review of the data layers involved in that case. There is very little chance that anything has changed out on the land that would result in my coming to a different conclusion. However, out of an abundance of caution, I did review the two layers that may have changed, Vernal Pools and Non-game Natural Heritage (rare, threatened, and endangered species). There was a miniscule chance that someone found one of these resources out in the area in question since my review in August of 2022. Indeed, as expected, I found no new instances of vernal [pools or rare, threatened, or endangered habitats in the project area.

The section below is a reminder of the review done last year. The desk review used 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)

Only the wetlands layer showed resources in the project area or the buffer zones described in Section 354. There is a small stream and series of wetlands at the bottom of the hill east of the site. These features are crossed by the existing driveway and will not be further degraded by the proposed project.

My review was 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 near a likely wildlife travel corridor and in the neighborhood of known wildlife crossings. However, because the shed is being built within an already developed area, there will be no additional adverse effects to wildlife corridors or crossings.

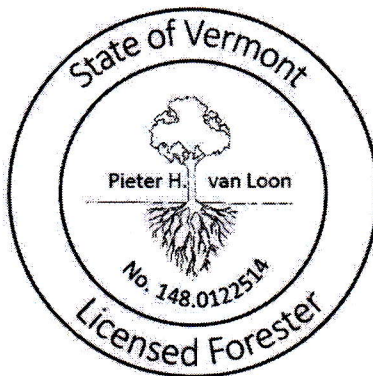
The project is near the top of a ridge and requires very little site disturbance, so will have no bearing on water features.

Mast stands (most commonly areas dominated by beech or oak) provide important wildlife food resources. Beech-dominated areas are found west of the site. Again, because there is already a residential dwelling on the site, the shed is not expected to cause any additional negative influence on this resource.

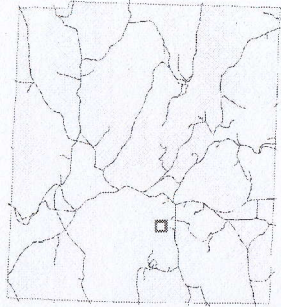
After conducting my 2023 review, it is clear the project is in conformance with all aspects of Section 354 and it is my opinion that it may be approved by the Development Review Board without hesitation or condition. If you would like me to be present at the hearing, please let me know. I can be reached at home at 380-2923 or by email at vltforester@gmail.com.

Pieter van Loon

VT Licensed Forester – 148.0122514



Town of
Marlboro



11-01-19

464 Palmetto Drive

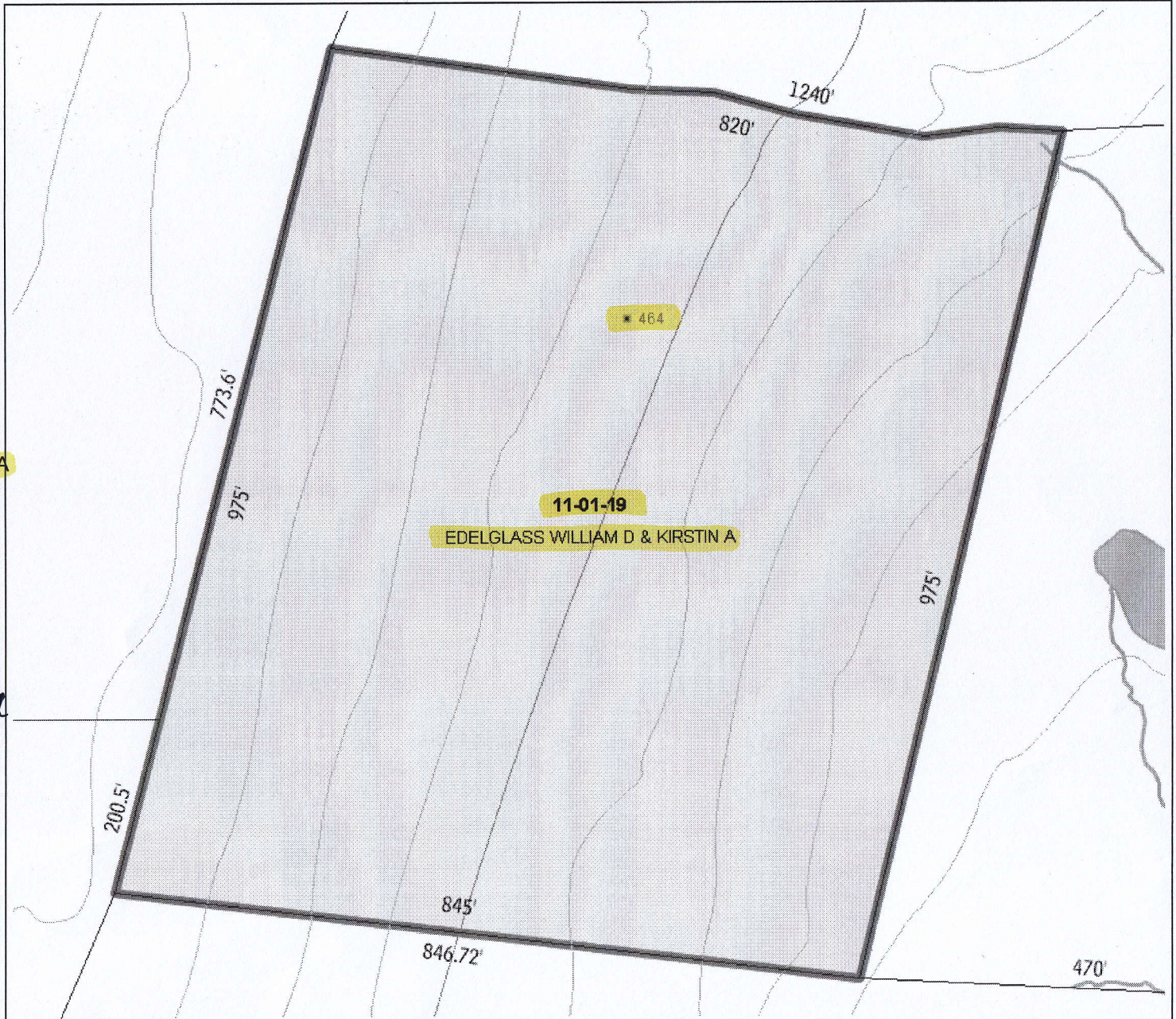
Edelglass William D & Kirstin A
PO Box 88
Marlboro, VT 05344-0088
18 acres Grand List
18.18 acres GIS

PERMIT # 23-03CU

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.



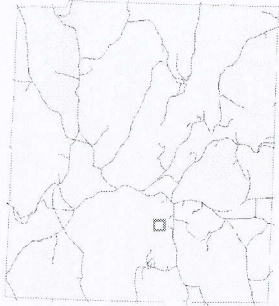
Map Scale 1:1,950
1 inch = 160 feet

0 100 200 300 400 500 Feet

Map Printed on
May 8, 2023



Town of
Marlboro



11-01-19

464 PALMETTO DRIVE

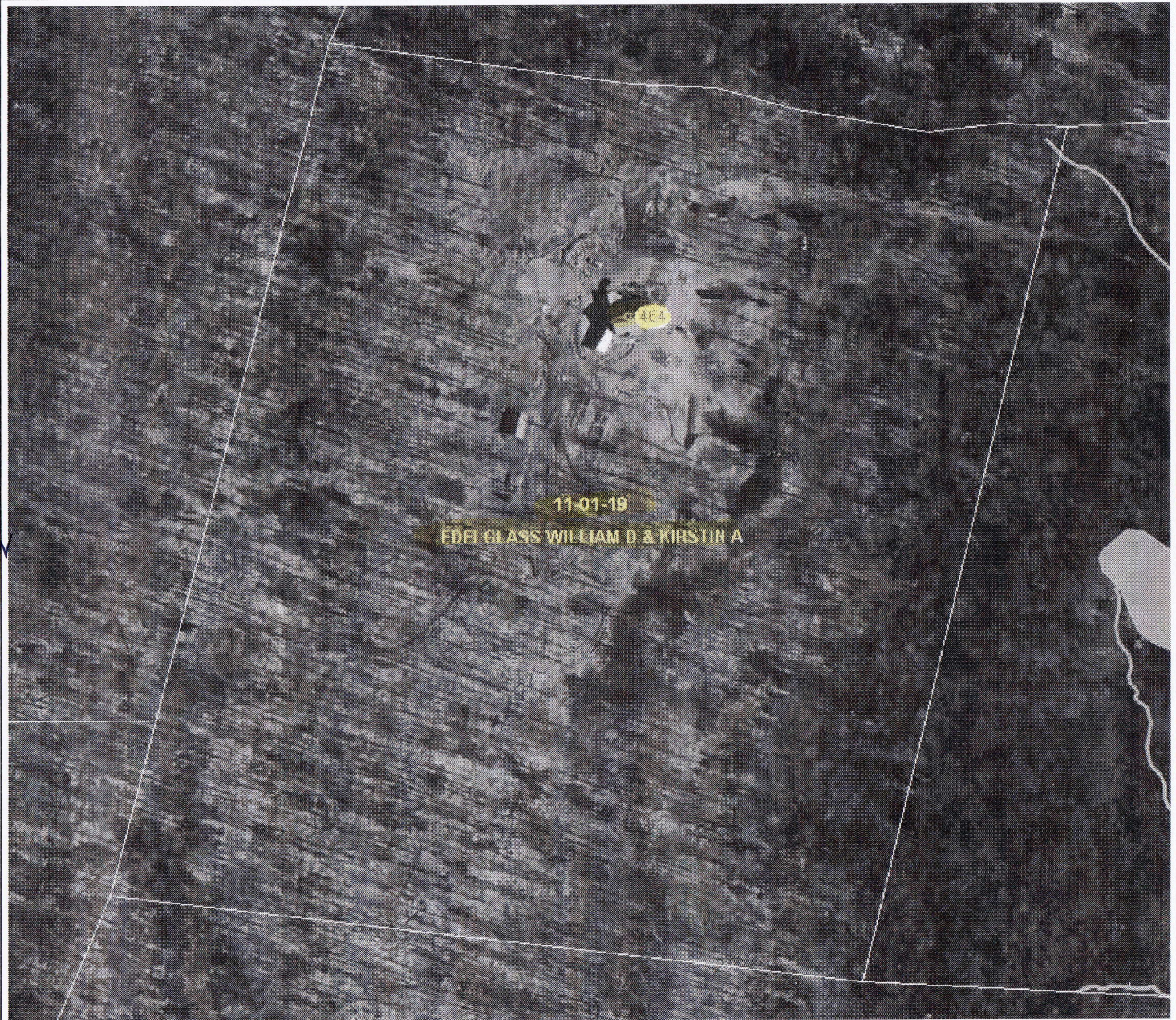
EDELGLASS,
WILLIAM & KIRSTEN

PERMIT #23-03CU

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

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Map Scale 1:1,950
1 inch = 160 feet

0 100 200 300 400 500 Feet

Map Printed on
May 8, 2023



Date: 5/9/2023

Abutters to Edelglass Property
Tax Map # 11-01-19

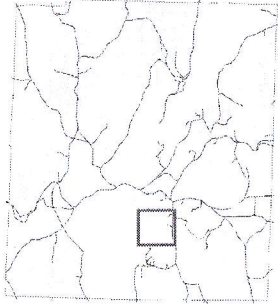
Page 1 of 1

Location: 464 Palmetto Drive

<u>Tax Map #</u>	<u>Location / E911 Address</u>	<u>Name of Abutter</u>	<u>Mailing Address</u>
11-01-15	Palmetto Drive (No E911 address)	George Leoniak	PO Box 466 Marlboro, VT 05344-0466
11-01-16	161 Fern Hill Road	Joseph & Jennifer Mazur	PO Box 373 Marlboro, VT 05344-0373
11-01-18	163 Fern Hill Road	Jeffrey & Michelle Bower	PO Box 11 Marlboro, VT 05344-0011
11-01-19	464 Palmetto Drive	William & Kirstin Edelglass (Applicants)	PO Box 88 Marlboro, VT 05344-0088
11-01-20	Lyman Hill Road (No E911 address)	Jon Hendricks	488 Greenwich Street New York, NY 10013
11-01-22	Lyman Hill Road (No E911 address)	Bracken Hendricks	25 Northern Avenue, Unit 1919 Boston, MA 02210-2144
11-01-23	1274 South Road	Hugh & Helen Whitney	PO Box 17 Marlboro, VT 05344-0017

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Town of Marlboro



11-01-19

464 Palmetto Drive

Edelglass William D & Kirstin A
PO Box 88
Marlboro, VT 05344-0088
18 acres Grand List
18.18 acres GIS

PERMIT #23-03CU

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

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