

APPROVED MINUTES

TOWN OF MARLBORO ~ DEVELOPMENT REVIEW BOARD MEETING
Tuesday, February 21, 2023, 7:00 PM

Permit #23-01 LD

Attending:

DRB:

Steven John, Chair
Jean Boardman, Vice Chair
Brent Seabrook, Clerk
Gail MacArthur
Eva Grimaldi, Alternate

Applicants:

Joe Gorbecki (on Zoom)
John Dupras, Trinity Engineering (in person)

Zoning Administrator:

Mary Sargent

Abutters:

Spencer Alexander (on Zoom)
Caleb Alexander (on Zoom)

Call to Order:

The meeting was called to order at 7:04 PM.

All members of the DRB were present in person, as was the Zoning Administrator.

REVIEW AND APPROVAL OF MINUTES OF PRIOR HEARINGS

Before opening this Hearing, the Board reviewed and approved Draft Minutes of the following:

Hearing Date: 18 August 2020; Permits #20-13 LD & #20-14 CU

Gail MacArthur moved to approve the Minutes. Second by Jean Boardman.

Motion passed unanimously.

Hearing Date: 15 November 2022; Permit #22-23 LD

Gail MacArthur moved to approve the Minutes. Second by Brent Seabrook.

Motion passed unanimously.

Permit Application 23-01 LD

Owners: Joseph Gorbecki, 63 Munger Lane, Bethlehem, CT 06751

Robert "Scott" Finucane, 566 Maple Street, Litchfield, CT 06759

Applicant: John Dupras, Trinity Engineering, 26 Union Street, Suite 1D, North Adams, MA 01247

Location: Marlboro Heights, Higley Hill Road, Marlboro, VT; Tax Map # 02-00-53.11 & 02-00-55.13;

Proposal: Preliminary Site Plan Review for a Boundary Line Adjustment; Reconfigure two (2) parcels by shifting 22 acres from Parcel 02-00-53.11 to abutting Parcel 02-00-55.13.

The Hearing was convened at 7:15 PM.

Applicants and Interested Parties were sworn in.

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John Dupras began with a brief history of the original three-lot subdivision, which created Parcel 02-00-55.13, now owned by Scott Finucane. The information submitted with the current Application includes Site Plan details and other documentation approved in 2015, as well as more recent documentation of State Permit compliance. The other subject Parcel 02-00-53.11, now owned by Joe Gorbecki, pre-existed. The *Proposed Boundary Line Adjustment Plan* showing the existing and proposed property lines, dated 1/27/2023 by Trinity Engineering, was shared on video by Steven John, to facilitate the discussion.

John Dupras described the work being done to clear up confusion in State permits issued based on the incomplete Subdivision Application 20-13 LD, and to amend site sketches to reflect adjustments to the originally defined Building Envelopes approved in 2015. He outlined in detail his preparations to apply for building permits for a new dwelling on each of the reconfigured parcels, including documenting the location of driveways to reflect “as built”, and finalizing approval of State permits for Waste Water systems and Storm Water management. He asked if anything else might be required. Steven John stated that this is a Preliminary Hearing, and no Decision will be issued today.

Spencer Alexander asked if the location of wetlands on the property was the reason for adjusting the boundary. Steven John said that since the boundary is an invisible line with no direct effect on wildlife habitat, its location is not restricted by natural features of the property, such as wetlands. However, any proposal for Development on the property would be subject to the regulations of the District(s) where it is located.

John Dupras asked for clarification of what is required to enable the Board to approve the Boundary Line Adjustment as proposed. Given that the DRB has found no issues with the presentation, all that is needed is a Survey suitable for recording in the Town Records.

Gail MacArthur observed that both of the proposed building sites described in the site sketches are located in the Wildlife Habitat Overlay District, so additional documentation will be required for review before a building permit can be approved. John Dupras described the work that has already been undertaken to meet these standards, including contacting an Environmental Consultant to produce the required Reports, and contacting the State to finalize all required State Water management permits.

Spencer Alexander expressed concern about future plans to subdivide and develop these parcels. Steven John said that the Board cannot consider hypothetical future plans for Development, but will apply the appropriate Regulations to each Application received.

There were no further questions from the Board.

Steven John stated that this was Warned as a Preliminary Hearing, so no Decision will be issued at this time. The next Hearing will be called when there is a final Survey suitable for recording.

Moved by Brent Seabrook, second by Jean Boardman, the Meeting was adjourned at 8:30 PM.

Respectfully Submitted, 27 February 2023, Mary Sargent, Zoning Administrator