

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, September 19, 2023, to consider:

1. Permit # 23-12 W: Owners: Nicholas & Paulia Kotsakis, PO Box 408, Marlboro, VT 05344-0408; Location: 1338 Lahar Road, Marlboro, VT; Tax Map Number 07-02-27; Proposal: Waiver of Setback; Addition to existing non-conforming Accessory Structure (shed) located within the Minimum Setback from Lahar Road.

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: Sep 19, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/87659398780?pwd=NzVPYTh0V3ZzZjNqdW4xbHpGK0p0QT09>

Meeting ID: 876 5939 8780  
Passcode: 820286

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One tap mobile

+13092053325,,87659398780#,,,,\*820286# US  
+13126266799,,87659398780#,,,,\*820286# US (Chicago)

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Dial by your location

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/87659398780?pwd=NzVPYTh0V3ZzZjNqdW4xbHpGK0p0QT09>

## ZONING PERMIT APPLICATION

Permit # 23-12W

Town of Marlboro, Vermont

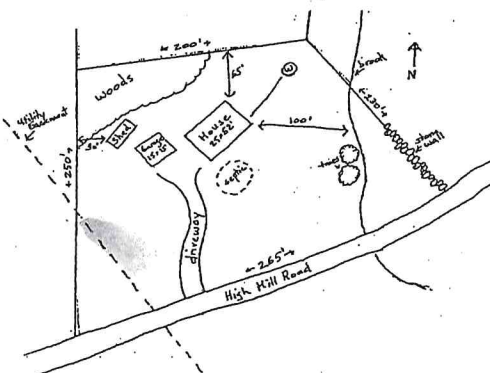
PO Box E Marlboro, VT 05344 802-254-2181

Fax 802-257-2447 [marlborozoningoffice@gmail.com](mailto: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.
- Inspection by the Zoning Administrator may be required before the project start.
- 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.
- Denials may be appealed to the Development Review Board by filing a written request within 15 days of the denial.

### EXAMPLE



Marlboro, Vermont  
Town Clerk's Office  
Received & Recorded

Date \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Attest: \_\_\_\_\_

Town Clerk

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DEVELOPMENT REVIEW BOARD

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Dial by your location  
• +1 309 205 3325 US  
• +1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/kbTM7o7Wq4>



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

Owner(s) <u>Nicholas / poulia kotsakis</u>	Applicant (if different) _____
Mail Address <u>P.O. BOX 408</u>	Mail Address _____
<u>Marlboro VT. 05344</u>	_____
Phone <u>802 348-6300 / 917 881 0187</u>	Phone _____
Email <u>Sandblasternick@gmail.com</u>	Email _____
Address <u>1338 LAHAR RD.</u>	<b>Present Use</b>
House # _____ Road _____	<input checked="" type="checkbox"/> Single or Two-Family Residence
Tax Map # <u>07</u> - <u>02</u> - <u>27</u>	<input type="checkbox"/> Multi-family Residence
Zone <u>RR</u> # Acres <u>110.2</u>	<input type="checkbox"/> Accessory Dwelling Unit
Book <u>63</u> Page <u>691</u>	<input type="checkbox"/> Camp
	<input type="checkbox"/> Educational
	<input type="checkbox"/> Commercial
	<input type="checkbox"/> Undeveloped Land
	<input type="checkbox"/> Other _____
<b>Proposed Project (sketch plan required)</b>	<b>Proposed Project (site plan required).</b>
<input type="checkbox"/> New Structure	<input type="checkbox"/> Change of Use
<input checked="" type="checkbox"/> Additional to Existing Structure	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Accessory Use	<input type="checkbox"/> Variance
<input type="checkbox"/> Other _____	<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.)

Add shed roof approx 28' wide X 10' long high approx 9'  
~~Extend front gable approx 9'~~  
 no elec / no water

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.

TAX MAP NUMBER 07 - 02 - 27

**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] Polina L. [Signature] 7/20/23  
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] \_\_\_\_\_  
Signature Date

**MARLBORO OFFICIAL USE ONLY** Permit # 23-12 W

Zoning Administrator	Development Review Board
Date received: <u>24 JULY 2023</u>	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: <u>19 SEPTEMBER 2023</u>
Fee received: \$ <u>80.00</u> Date: <u>24 JULY 2023</u>	
<u>150.00</u> <u>3 AUG. 2023</u>	
ACTION: <u>APPROVED</u> <u>DENIED</u> <u>X REFERRED TO DRB</u>	ACTION: <u>APPROVED</u> <u>DENIED</u>
Date of action: <u>REFERRED TO DRB: 6 SEPT. 2023</u> <u>POSTED:</u>	Date of action:
Effective date:	Date decision issued:
Expiration date:	
Inspection date:	
Notes & Conditions: <u>27 JULY 2023: REQUIRES WAIVER OF SETBACK</u> <u>(ADDITION TO EXISTING STRUCTURE LOCATED</u> <u>WITHIN RIGHT-OF-WAY OF LAHAR ROAD.)</u> <u>3 AUGUST 2023: RECEIVED \$150. FEE FOR DRB HEARING.</u>	Conditions/Findings Letter: (within 45 days of hearing adjournment)
Signature:	Signature:

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**Lahar Rd building permit**

2 messages

TAX MAP # 07-02-27

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**Andrew Richardson** <marlborovthighwaydept@gmail.com>

Mon, Sep 18, 2023 at 7:13 AM

To: marlborozoneoffice@gmail.com

PERMIT # 23-12 W

Hi Mary,

Sorry it took me forever to send you this email. I hope it's not too late.

Anyways, I do not see any problems with what the applicant is intending to do with his existing shed. After talking with him and seeing the plans, the construction will not interfere with highway maintenance.

Thank you.

Andrew.

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**Mary Sargent** <marlborozoneoffice@gmail.com>

Mon, Sep 18, 2023 at 11:12 AM

To: Andrew Richardson &lt;marlborovthighwaydept@gmail.com&gt;

Bcc: Mary Sargent &lt;marlborozoneoffice@gmail.com&gt;

Hi Andrew,

Thanks for your email confirmation that the Kotsakis' proposed Addition to their existing non-conforming shed will not interfere with the work of the road crew.

Thanks for making time in your busy day to visit the site of the proposal, and talk to the Applicant about this project. Your evaluation of the proposal is vital information for the DRB to approve the Application, including whether any Conditions are called for on the project.

Best, Mary

[Quoted text hidden]

--

Mary Sargent

Zoning Administrator, Town of Marlboro, VT

Town Office: 802.254.2181

Home Office: 802.257.4227



Survey slide 208

Permit # 23-12W  
07-02-27

tie between  
S77°-  
57.0

12" oak with stone wall remnants

1/2" pipe up  
in stones

original right 45  
original right 37

S71°-06'E  
548.5'

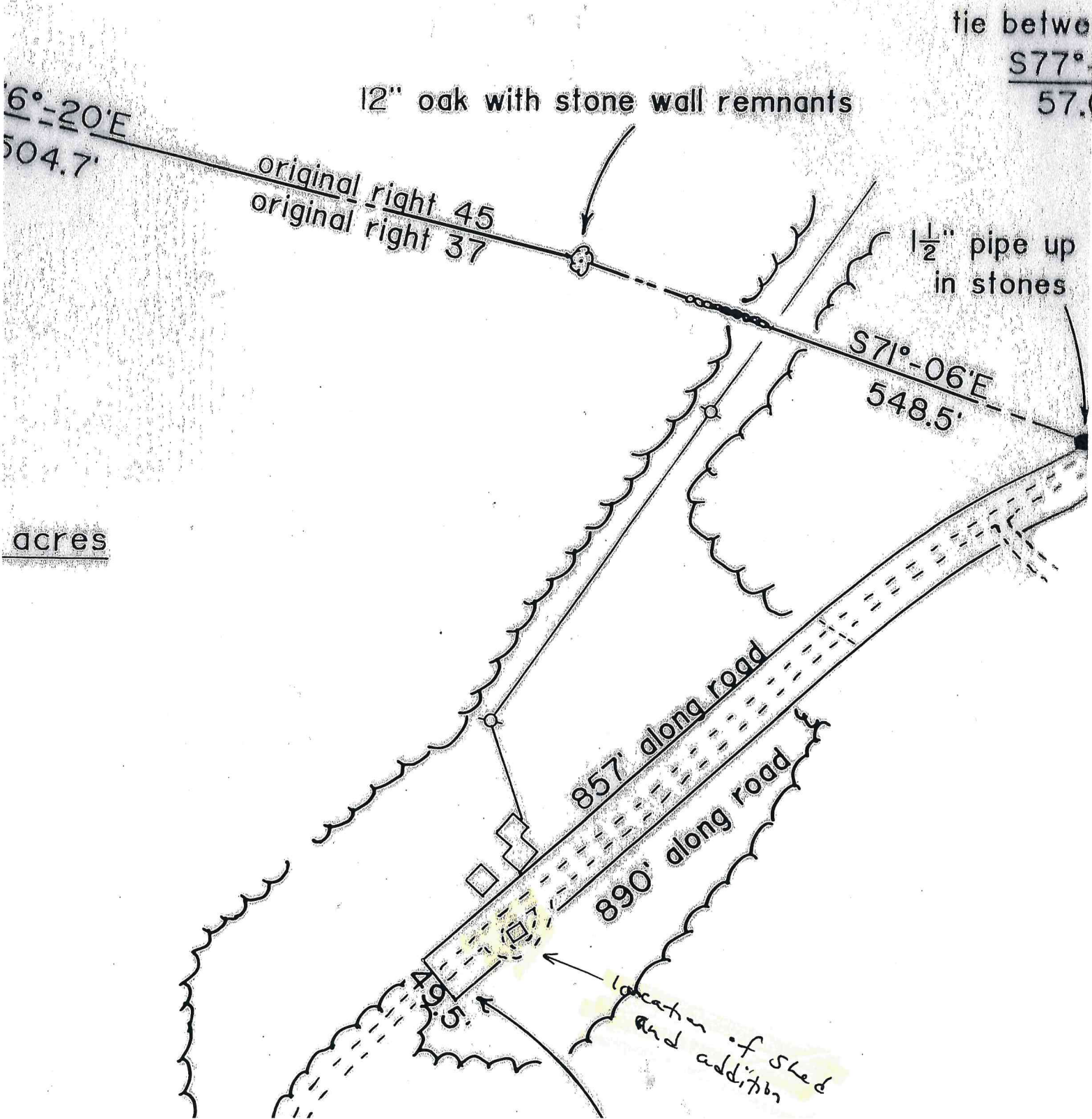
S6°-20'E  
504.7'

acres

857' along road

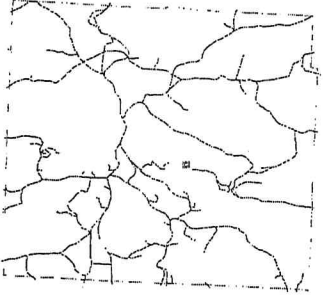
890' along road

location of shed  
and addition





Town of  
Marlboro



07-02-27

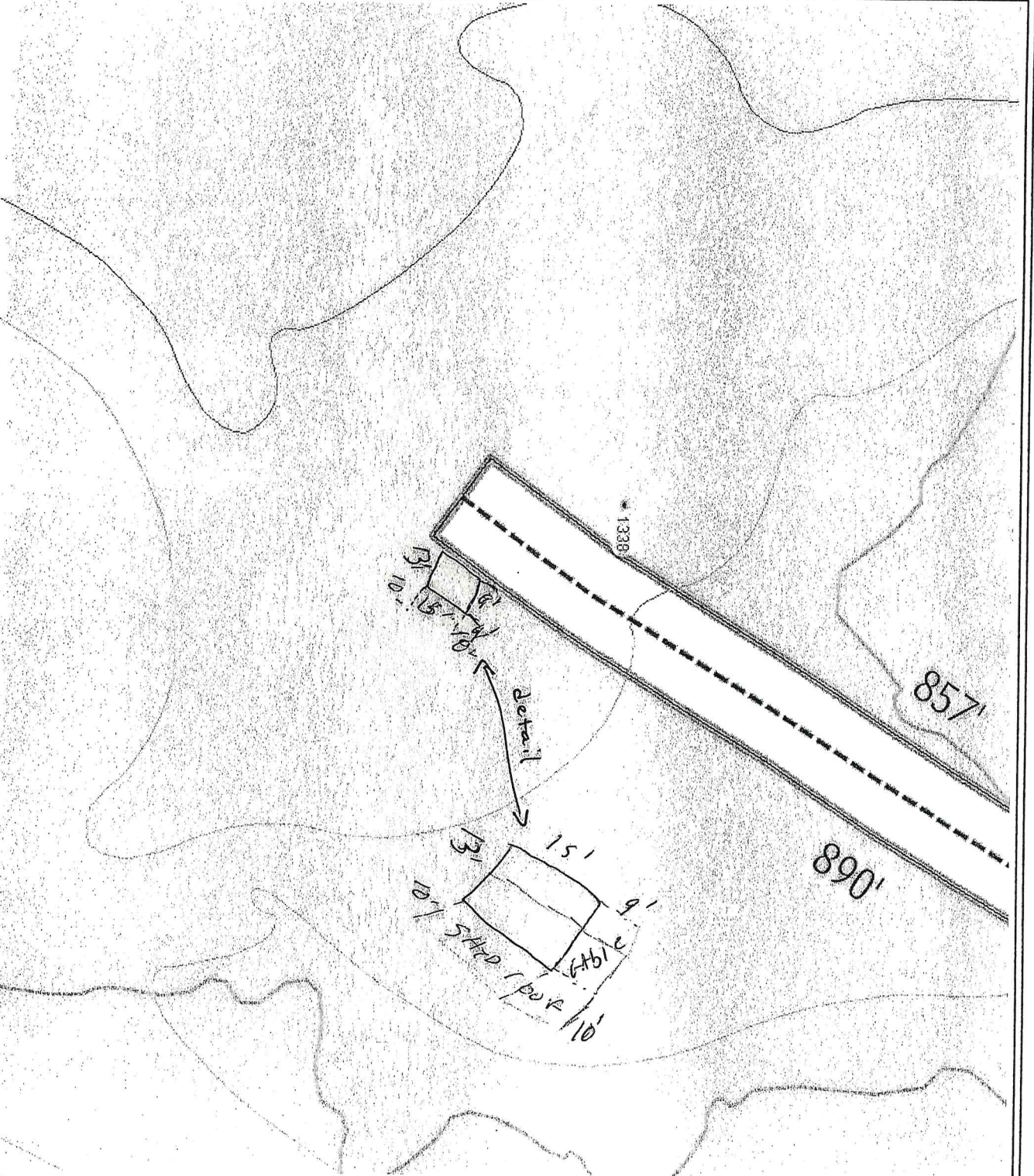
1338 Lahar Road

Kotsakis Nicholas & Paulia  
20-17 74Th Street  
E Elmhurst, NY 11370  
110.2 acres Grand List  
105.29 acres GIS

PERMIT #23-12W

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

The Town of Marlboro and CTT 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 1:930  
1 inch = 80 feet

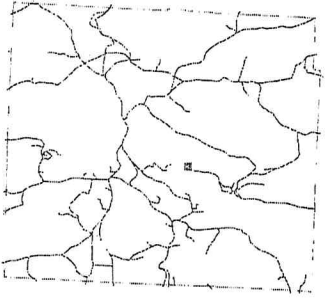


Map Printed on  
July 20, 2023





Town of  
Marlboro



07-02-27

1338 Lahar Road

Kotsakis Nicholas & Paulia  
20-17 74Th Street  
E Elmhurst, NY 11370  
110.2 acres Grand List  
105.29 acres GIS

Permit # 23-12W

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Parcel Lines  
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20' Contours  
Color Imagery

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Map Printed on  
July 20, 2023





Date: 9/5/2023

**Abutters to Kotsakis Property**  
**Tax Map Number 07-02-27**

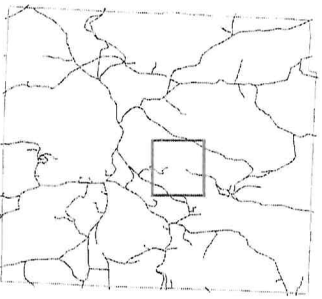
Page 1 of 1

Location: 1338 Lahar Road

<b><u>Tax Map #</u></b>	<b><u>Location / E911 Address</u></b>	<b><u>Name of Abutter</u></b>	<b><u>Mailing Address</u></b>
07-02-22.012	133 Oak Mountain Road	Eric Weitzner & Sylvie Weil	250 West 75th Street, Apt. 8A New York, NY 10023-1729
07-02-22.1	(No road frontage)	Marlboro Maximus LLC	535 Cummings Road
07-02-24	Lahar Road		Chester, VT 05143
07-02-25.2	Lahar Road		
07-02-25.1	1092 Lahar Road	Leon Knapp	1092 Lahar Road South Newfane, VT 05351
07-02-27	1338 Lahar Road	Nicholas & Paulia Kotsakis	20-17 74th Street
07-02-37.3	Augur Hole Road	(Applicants)	East Elmhurst, NY 11370
07-02-34.1	Church Hollow Road	Hidden Lake LLC	c/o Green Square Capital
07-02-34.2	232 Hidden Lake Road		949 South Shady Grove Road Memphis, TN 38120
07-02-36	(No road frontage)	Christopha Fitzmaurice Realty Trust	7 Old England Road Ipswich, MA 01938
07-02-37.4	1784 Augur Hole Road	Craig Boswick	894 Twin Willow Road Smyrna, DE 19977
07-02-37.5	1720 Augur Hole Road	Derrick Gillis	146 Martingale Lane, # RR21 Plymouth, MA 02360-3272
07-02-35.1	<u>Whitaker Farm Road</u>	<u>Common Land of Homeowners below:</u>	
07-02-35.2	865 Whitaker Farm Road	Michael & Betsy Fabricant	118 Lincoln Avenue Elizabeth, NJ 07208
07-02-35.3	899 Whitaker Farm Road	Douglas & Mary Riggs	57 Farewell Street Newport, RI 02840
07-02-40	897 Whitaker Farm Road	Lewis Friedman & Nancy Romer	445 6th Street Brooklyn, NY 11215
07-02-41	895 Whitaker Farm Road	William & Carrie Hannigan	128 Java Street Brooklyn, NY 11222
07-02-42	867 Whitaker Farm Road	Kathryn Kirkwood	867 Whitaker Farm Road Marlboro, VT 05301



# Town of Marlboro



07-02-27

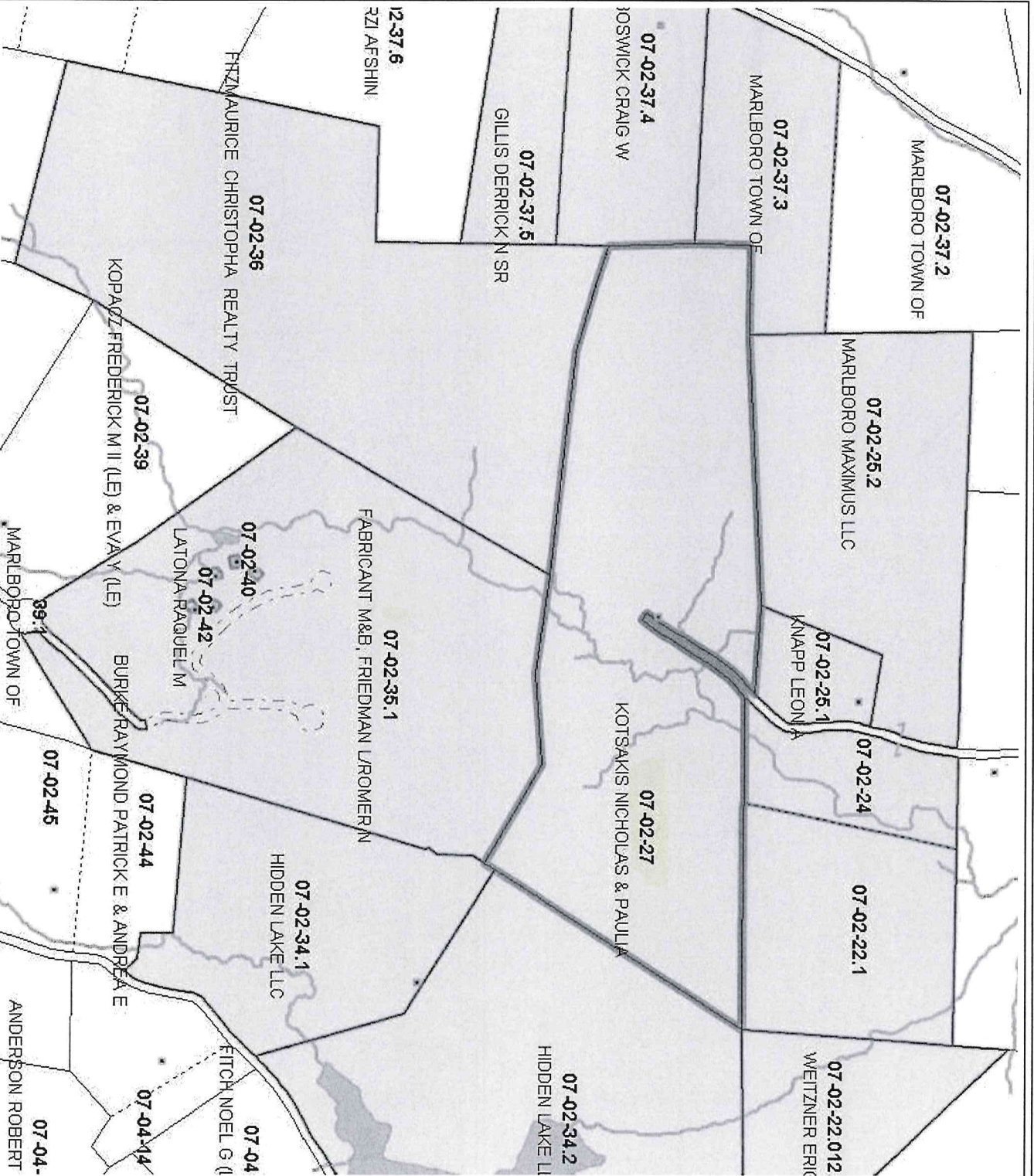
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Map Scale 1:10,000  
1 inch = 840 feet



Map Printed on  
September 5, 2023

