

APPROVED MINUTES

TOWN OF MARLBORO ~ DEVELOPMENT REVIEW BOARD MEETING

Tuesday, August 22, 2023, 7:00 PM

**Permits #23-01 LD & #23-10 CH**

Attending:

DRB:

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

Abutter:

Caleb Alexander (on Zoom)

Zoning Administrator:

Mary Sargent

Call to Order:

The meeting was called to order at 7:06 PM.

All participants in the meeting were present in person at the Marlboro Town Office. Abutter Caleb Alexander attended on Zoom, but did not have any questions or comments.

**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: Final 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 7:10 PM.

The Applicant was sworn in by Steven John.

Abutter Caleb Alexander attended the Hearing on Zoom.

John Dupras began with a brief recap of the preliminary Hearing for this Boundary Line Adjustment, which took place on February 21, 2023. He described field work done since then to assure that the designated rights-of way to access each parcel do not impinge on the nearby wetlands. A required State wetlands permit is in process. A required road maintenance agreement, updated and signed, is awaiting completion.

Steven John asked about the irregular shapes of the parcels resulting from this Boundary Line Adjustment. There followed a discussion of earlier plans for reconfiguration of the Marlboro Heights properties, and how State regulations regarding wetland and stormwater management required reevaluation of those plans.

There were no further questions or discussion.

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Brent Seabrook moved to approve Permit #23-01 LD for a Boundary Line Adjustment to shift 22 acres from Parcel # 02-00-53.11 to abutting Parcel # 02-00-55.13, as presented.

Second by Jean Boardman. The motion was passed unanimously.

It was noted that no Decision Letter will be issued until the required road maintenance agreement, updated and signed, is submitted.

The Hearing concluded at 7:25 PM.

**Permit Application 23-10 CH**

Permit # 23-10 CH: Owners: Catherine Purdie & Andrew Reichsman, PO Box 425, Marlboro, VT 05344-0425; Location: 1003 Cowpath 40, Marlboro, VT; Tax Map Number 12-00-49.1;

Proposal: Change of Use; Construct an Accessory Dwelling Unit within an existing Single-Family Residence.

The Hearing was convened at 7:35 PM.

The Applicants were sworn in.

No Interested Parties attended.

Kate Purdie presented her proposal to establish an Accessory Dwelling Unit in a Single-Family Residence. She talked about the dimensions of the existing house, and internal changes to the structure to create a separate apartment with its own bathroom and external entry. She consulted with Michael Marquise concerning the existing WasteWater permit, and was told there should not be a problem amending it to cover the proposed construction. However this has not yet been submitted to the State for approval.

Gail MacArthur asked about availability of parking for the new apartment. Kate noted that they have a 2-car garage, and are designating one of those spaces for the new apartment.

Kate Purdie also described her conversation with the State Fire Marshall about required safety features in the rental apartment, such as smoke alarms and stair railings.

There was discussion about how to proceed, since some of the documents required for the proposal had not been obtained yet. Since these approvals are expected soon, a Decision Letter will be issued after they are received.

Gail MacArthur moved to approve Permit #23-10 CH, to construct an Accessory Dwelling Unit within an existing Single-Family Residence.

Second by Jean Boardman. The motion was passed unanimously.

The Hearing concluded at 8:05 PM.

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**REVIEW AND APPROVAL OF MINUTES OF PRIOR HEARINGS**

Hearing Date: 18 July 2023; Permit #23-09 W

Brent Seabrook moved to approve the Minutes. Second by Jean Boardman. Gail MacArthur abstained. Motion passed.

Hearing Date: 15 August 2023; Permits #23-01 LD & #23-10 CH

Brent Seabrook moved to approve the Minutes. Second by Jean Boardman. Gail MacArthur abstained. Motion passed.

Moved by Brent Seabrook, seconded by Jean Boardman, the meeting adjourned at 8:28 PM.

*Respectfully Submitted, 18 September 2023, Mary Sargent, Zoning Administrator*