

LEGALS
TOWN OF MARLBORO, VT
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, November 21, 2023, to consider:

1. Permit # 23-27 CH: Owner: Lucy Gratwick, PO Box 5, Marlboro, VT 05344-0005;
Location: 151 Lyman Hill Road, Marlboro, VT; Tax Map # 11-01-03; Proposal: Change of Use;
Convert working Studio to Accessory Dwelling Unit; no change to footprint of existing structure.

The above Application is 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: Nov 21, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86766831136?pwd=dXhFQkhCd2RINExMM0VUSjJaUVdsdz09>

Meeting ID: 867 6683 1136

Passcode: 529098

One tap mobile

+13092053325,,86766831136#,,,,*529098# US

+13126266799,,86766831136#,,,,*529098# 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/kh3ruaiuQ>

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

Owner(s) <u>Lucy Gratwick</u> Mail Address <u>PO Box 5, Marlboro, VT.</u> Phone <u>802-257-0181</u> <small>cell:</small> <u>802-416-1413</u> Email <u>gratwick@gmail.com</u>	Applicant (if different) _____ Mail Address _____ Phone _____ Email _____
Address <u>133 Kynan Hill Rd.</u> House # Road Tax Map # <u>11</u> - <u>01</u> - <u>03</u> Zone <u>RR</u> # Acres <u>7.59 acres</u> Book <u>28</u> Page <u>89</u>	Present Use <input 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 <u>former weaving studio</u>
Proposed Project (sketch plan required) <input type="checkbox"/> New Structure <input type="checkbox"/> Additional to Existing Structure <input checked="" type="checkbox"/> Accessory Use <input type="checkbox"/> Other _____	Proposed Project (site plan required). <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Variance <input type="checkbox"/> PUD <input type="checkbox"/> Other _____

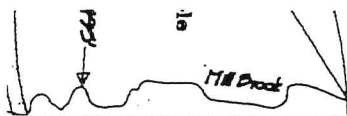
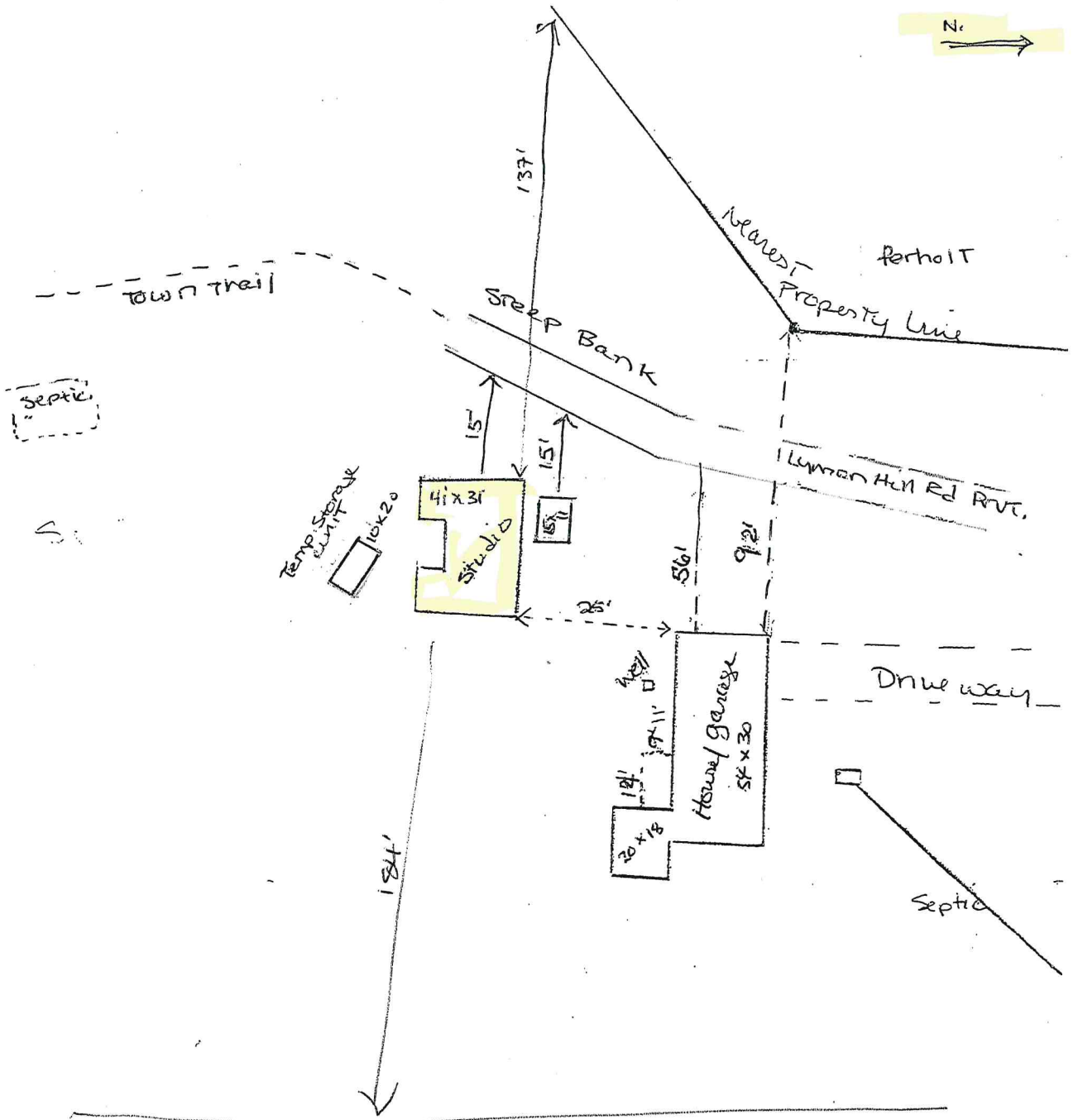
Explain proposal, including dimensions and height to peak. (Attach additional sheets if needed. Each additional sheet must include the tax map number in the upper right corner of pages.)

Changes of use from working studio to dwelling unit
consisting of 1 Bedroom, Kitchen, Bathroom. No change
in footprint of the building. addition of temporary storage unit 10x20

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.

PERMIT #23-27 CH



Larry Perovich
Oct. 7 '23
11-61003

TAX MAP NUMBER 11 - 01 - 03

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.

Lucy Gata
Signature(s)

OCT. 7 '23
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

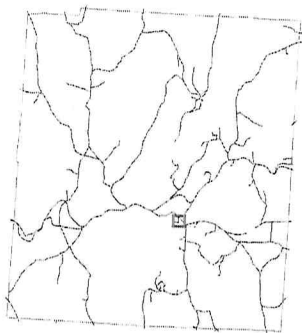
Date

MARLBORO OFFICIAL USE ONLY

Permit # 23-27 CH

Zoning Administrator	Development Review Board
Date received: <u>5 OCTOBER 2023</u>	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: <u>21 NOVEMBER 2023</u>
Fee received: \$ <u>230.00</u> Date: <u>7 Oct. 2023</u>	
ACTION: <u>APPROVED</u> <u>DENIED</u> <input checked="" type="checkbox"/> <u>REFERRED TO DRB</u>	ACTION: <u>APPROVED</u> <u>DENIED</u>
Date of action: <u>REFERRED TO DRB: 6 Nov. 2023</u> <u>POSTED:</u>	Date of action:
Effective date:	Date decision issued:
Expiration date:	
Inspection date:	
Notes & Conditions:	Conditions/Findings Letter: (within 45 days of hearing adjournment)
Signature:	Signature:

Town of
Marlboro



11-01-03

133 Lyman Hill Road

Gratwick Lucy

PO Box 5

Marlboro, VT 05344-0005

7.59 acres Grand List

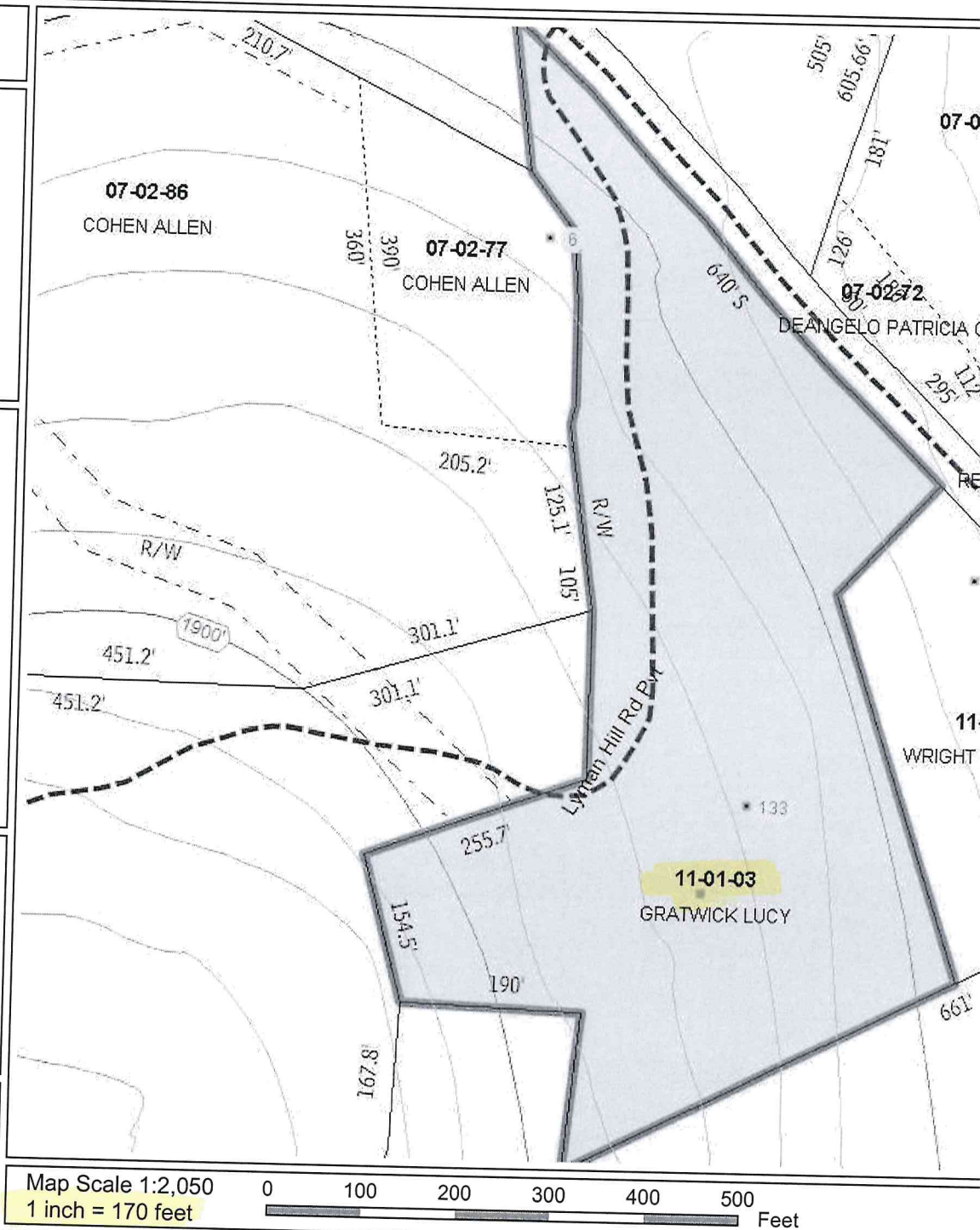
7.77 acres GIS

PERMIT #23-27 CH

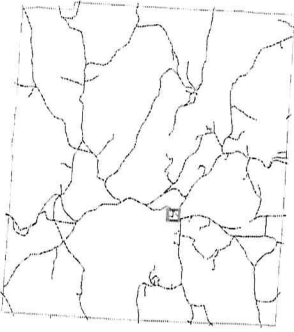
Map Features:
Parcel Lines
Building Locations
Road Centerlines
Streams & Ponds
20' Contours

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.



Town of
Marlboro



11-01-03

133 LYMAN HILL ROAD
GRATWICK, LUCY

PERMIT #23-27 CH

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

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Map Scale 1:2,050
1 inch = 170 feet



Date: 11/2/2023

Abutters to Gratwick Property
Tax Map Number 11-01-03

PERMIT #23-27 CH

Page 1 of 2

Location: 151 Lyman Hill Road

<u>Tax Map #</u>	<u>Location / E911 Address</u>	<u>Name of Abutter</u>	<u>Mailing Address</u>
07-02-62.1	VT Route 9	Jerry Lundsted	134 South Road Brattleboro, VT 05301
07-02-67	364 South Road	Historical Society of Marlboro	PO Box 242 Marlboro, VT 05344-0242
07-02-69	432 South Road	Hollis Carlisle	PO Box 55 Marlboro, VT 05344-0055
07-02-70	448 South Road	Jennie Reichman	PO Box 48 Marlboro, VT 05344-0048
07-02-71	466 South Road	Christopher Serkin & Kimberly Greenberg	PO Box 501 Marlboro, VT 05344-0501
07-02-72	56 Town Hill Road	Patricia DeAngelo	PO Box 139
07-02-73	(No road frontage)		Marlboro, VT 05344-0139
07-02-75	316 Town Hill Road	Bruce Kaye & Tara Watkins	1 Pennacook Street Newport, RI 02840
07-02-76	200 Town Hill Road	Max Ranall	1304 McAllister Street San Francisco, CA 94115
07-02-77	6 Lyman Hill Road	Allen Cohen	317 West 89th Street, Apt. 9W
07-02-86	Lyman Hill Road		New York, NY 10024
07-02-78	Town Hill Road	Richard Shipley	PO Box 31 Bremerton, WA 98337-0031
07-04-65	399 South Road	Haley Elisha	PO Box 124 Marlboro, VT 05344-0124
07-04-66	461 South Road	Estate of Ronald LaBrusciano	c/o Sarah LaBrusciano 1141 N. Poinsettia Place, Apt. 105 Los Angeles, CA 90046
07-04-67	South Road	The Whetstone Inn	PO Box 7
11-01-06	550 South Road		Marlboro, VT 05344-0007
07-04-67.11	South Road	Town of Marlboro	PO Box E
11-01-05	510 South Road		Marlboro, VT 05344

Date: 11/2/2023

Abutters to Gratwick Property
Tax Map Number 11-01-03

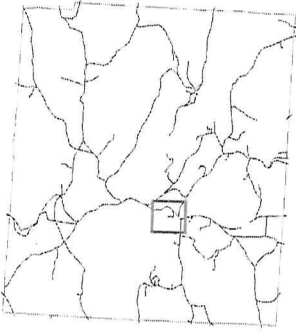
PERMIT # 23-27CH

Page 2 of 2

Location: 151 Lyman Hill Road

<u>Tax Map #</u>	<u>Location / E911 Address</u>	<u>Name of Abutter</u>	<u>Mailing Address</u>
07-04-67.12	South Road	Marlboro Meetinghouse	PO Box 64
11-01-05.1	524 South Road		Marlboro, VT 05344-0064
11-01-01	303 Lyman Hill Road	Deboral Ferholt	General Delivery, 510 South Road
			Marlboro, VT 05344-9999
11-01-02	(No road frontage)	Michael Boylen	PO Box 5
			Marlboro, VT 05344-0005
11-01-03	133 Lyman Hill Road	Lucy Gratwick (Applicant)	PO Box 5
			Marlboro, VT 05344-0005
11-01-04	83 Town Hill Road	Barbara Wright	PO Box 355
			Marlboro, VT 05344-0355
11-01-07.2	730 South Road	Malcolm Moore	PO Box 123
			Marlboro, VT 05344-0123
11-01-07.12	44 Fern Hill Road	Marlboro School of Music, Inc.	1528 Walnut Street, Suite 301
			Philadelphia, PA 19102-3604

Town of
Marlboro



11-01-03

133 Lyman Hill Road

Gratwick Lucy
PO Box 5
Marlboro, VT 05344-0005
7.59 acres Grand List
7.77 acres GIS

PERMIT #23-27CH
ABUTTERS

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