

TOWN OF MARLBORO
Development Review Board

Application for a Minor Subdivision
Findings and Decision

Permit Application # 25-14 LD

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review, under the Town of Marlboro Zoning Bylaw, of an Application for a Minor Subdivision submitted by Christina Schneider & Kevin Barnes, PO Box 337, Marlboro, VT 05344-0337; Location: 1637 Adams Brook Road, Marlboro, VT; Tax Map Number 03-00-18; Proposal: Minor Subdivision; Divide a 10.8-acre parcel into two (2) lots. Lot 1 is 8.8 acres with existing Single-Family Residence & garage; road frontage on Adams Brook Road. Lot 2 is 2.0 acres, undeveloped; road frontage on Stratton Hill Road.
2. The Application was received by Mary Sargent, Zoning Administrator, on May 19, 2025. A copy of the Application is available for review at the Marlboro Town Office, and on the DRB page of the Marlboro Town website, marlborovt.us.
3. On May 31, 2025, Notice of a public Hearing in the Town Office with *Zoom* videoconference was published in the *Brattleboro Reformer*.
4. On June 2, 2025, Notice of a public Hearing in the Town Office with *Zoom* videoconference was posted at the following places:
 - Marlboro Town Clerk's Office
 - Bulletin Board outside the Marlboro Town Clerk's Office
 - Marlboro Town website, marlborovt.us
5. On June 3, 2025, a copy of the Notice of a public Hearing was mailed to the Applicant.
On June 3, 2025, a copy of the Notice of a public Hearing was mailed to the following Owners of properties adjoining the property subject to the Application:
 - Cersosimo Lumber Company, Inc., 1103 Vernon Road, Brattleboro, VT 05301
 - Audette Family Land Trust, c/o Louis Audette, Trustee, 24 Everit Street, New Haven, CT 06511
 - Brian Hoell & Donna Cabibbo, 333 Exchange Street, Millis, MA 02054

- David Manning, PO Box 22, Marlboro, VT 05344-0022
- Ralph & Charlotte Melanson, 34 Chestnut Street, Grafton, MA 01519
- Anthony & Carol Berner, PO Box 10, Williamsville, VT 05362-0010

6. The Application was considered by the Development Review Board at a public Hearing in the Town Office with Zoom videoconference on June 17, 2025. The Development Review Board reviewed the Application under the Subdivision Regulations of the Town of Marlboro, as amended March 4, 2010.

7. Present at the Hearing were the following Members of the Development Review Board:

- Steven John, Chair
- Jean Boardman, Vice Chair
- Gail MacArthur
- Eva Grimaldi
- Mary Sargent, Zoning Administrator

8. At the outset of the Hearing, the Development Review Board afforded those persons wishing to achieve status as an Interested Party an opportunity under 24 V.S.A. § 4465(b) to demonstrate that the criteria set forth in that Statute could be met. The following persons sought Interested Party status:

- Brian Hoell & Donna Cabibbo, 333 Exchange Street, Millis, MA 02054 : Abutters
- Ralph Melanson, 34 Chestnut Street, Grafton, MA 01519 : Abutter

9. During the course of the Hearing the following Exhibits were submitted to the Development Review Board:

- Permit Application, signed by both Owners, dated 5-13-25
- Preliminary Subdivision Survey, prepared by Hoyt Gilmour Survey Associates, undated
- Town of Marlboro CTI maps (2), Tax Map Number 03-00-18, printed on May 20, 2025, with dimensions, 20-foot contours and *Color Imagery*
- List of abutters to Barnes+Schneider property (Tax Map # 03-00-18), with corresponding Town of Marlboro CTI map, printed on May 20, 2025

These Exhibits are available for inspection at the Marlboro Town Office, and on the DRB page of the Marlboro Town website (marlborovt.us).

FINDINGS

Based on the Application, testimony, Exhibits, and other evidence, the Development Review Board makes the following Findings:

1. The Applicants seek a Minor Subdivision to divide a 10.8-acre parcel into two (2) lots. Lot 1 is 8.8 acres with an existing Single-Family Residence & garage; road frontage on Adams Brook Road. Lot 2 is 2.0 acres, undeveloped; road frontage on Stratton Hill Road.
2. The subject property is a parcel of 10.8 acres, located at 1637 Adams Brook Road in the Town of Marlboro; Tax Map Number 03-00-18. The property is more fully described in a Deed recorded in Book 67, Page 692, of the Town of Marlboro Land Records.
3. The property is located in the Rural Residential District (RUR) as described in the Town of Marlboro Zoning Map on record at the Town of Marlboro municipal office, and in *Section 305 - Rural Residential (RUR)* of the Marlboro Zoning Regulations, dated March 6, 2018.
4. The proposal meets the definition of a Minor Subdivision, described in *Article II, Section 2.1 (B)* of the Marlboro Subdivision Regulations, dated March 4, 2010.
5. The proposal conforms to the General Standards for a Minor Subdivision, described in *Article III, Sections 3.1 & 3.2* of the Marlboro Subdivision Regulations, dated March 4, 2010.

DECISION AND CONDITIONS

Based upon these findings, and subject to the Conditions set forth below, the Development Review Board grants the Minor Subdivision described in Permit # 25-14 LD: to divide a 10.8-acre parcel into two (2) lots. Lot 1 is 8.8 acres with existing Single-Family Residence & garage; road frontage on Adams Brook Road. Lot 2 is 2.0 acres, undeveloped; road frontage on Stratton Hill Road.

The proposed Minor Subdivision meets the requirements of Articles II & III of the Marlboro Subdivision Regulations.

The Development Review Board approves the Application, subject to the following Conditions:

The approval of the Development Review Board shall expire 180 days from the date of this Decision, unless the approved Subdivision Plat and corresponding Deeds are duly filed or recorded in the office of the Marlboro Town Clerk.

Dated at Marlboro, Vermont, this 8th day of July, 2025 .


Steven John, Chair
Marlboro Development Review Board

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.