

TOWN OF MARLBORO
Development Review Board

Application for Boundary Line Adjustment
Findings and Decision

Permit Application # 25-15 LD

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review, under the Town of Marlboro Zoning Bylaw, of an Application for a Boundary Line Adjustment submitted by Owner Susan Grimaldi, 65 Brook Road, Plainfield, VT 05667; Location: 777 Butterfield Road, Marlboro, VT; Tax Map Numbers 10-00-05 & 10-00-05.1; Proposal: Boundary Line Adjustment; Shift 0.65 (+/-) acres from Parcel 10-00-05.1 to Parcel 10-00-05.
2. The Application was received by Mary Sargent, Zoning Administrator, on May 27, 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:

- John & Kathryn Greenberg, 564 Butterfield Road, Brattleboro, VT 05301
 - Allan McLane & Andrea Livermore, 615 Butterfield Road, Brattleboro, VT 05301-7997
 - Wilmington Social Lodge #38 F & AM, PO Box 179, Wilmington, VT 05363-0179
 - Eva Grimaldi, PO Box 473, Marlboro, VT 05344-0473
 - VT Museum of Natural History, 7599 VT Route 9, West Marlboro, VT 05363
 - David White, PO Box 506, Marlboro, VT 05344-0506
 - Deirdre Donaldson, 1108 Butterfield Road, Brattleboro, VT 05301-7995
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. Susan Grimaldi, Owner of Parcel 10-00-05.1, was represented at the Hearing by Eva Grimaldi, her daughter. 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 DRB:
- Steven John, Chair
 - Jean Boardman, Vice Chair
 - Gail MacArthur
 - Eva Grimaldi (Recused from this Application)
 - 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 attended the Hearing:
- Allan McLane & Andrea Livermore, 615 Butterfield Road, Brattleboro, VT 05301-7997 : Abutters
9. During the course of the Hearing the following Exhibits were submitted to the Development Review Board:
- Permit Application, signed by the Owner and dated 27 May 2025
 - Email from Owner Susan Grimaldi, dated Jun 16, 2025, authorizing Eva Grimaldi to represent her at the DRB Hearing concerning this proposed Boundary Line Adjustment.
 - Preliminary Property Line Adjustment Survey Plat, prepared by Bradford Lackey, dated 5 ~ 09 ~ 2025, showing location of proposed adjusted boundary between Parcel 10-00-05 and Parcel 10-00-05.1
 - Town of Marlboro CTI maps (4), showing existing parcel boundaries & dimensions, 20-foot contours, and *Color Imagery*, printed on May 28, 2025
 - List of Abutters to S.Grimaldi property (Tax Map # 10-00-05.1), with corresponding Town of Marlboro CTI map, printed on May 1, 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 Applicant seeks a Boundary Line Adjustment to shift approximately 0.65 acres from Parcel 10-00-05.1 to Parcel 10-00-05.
2. The Source property, Parcel 10-00-05.1, is a parcel of 16.5 (+/-) acres located at 777 Butterfield Road in the Town of Marlboro. The property is more fully described in a Deed recorded in Book 68, Pages 590-591, of the Town of Marlboro Land Records.
3. The properties are 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 criteria for a Boundary Line Adjustment, described in *Article II, Section 2.1 (E)(1)* 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 Boundary Line Adjustment described in Permit # 25-15 LD: to shift approximately 0.65 acres of land from Parcel 10-00-05.1 to Parcel 10-00-05.

The proposed Boundary Line Adjustment 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 Deeds describing Parcels 10-00-05 & 10-00-05.1 shall be revised to correspond with the approved Property Line Adjustment Survey Plat, and duly filed in the Town Records.

The Approval of the Development Review Board shall expire 90 days from the date of this Decision, unless the approved Property Line Adjustment Survey Plat is duly filed or recorded in the Town Records.

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

A handwritten signature in blue ink that reads "Steven John". The signature is fluid and cursive, with the first name "Steven" and last name "John" clearly distinguishable.

Steven John, Chairman
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.