permit #26 - 31W

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 video conference at 7 PM on Tuesday, November 17, 2026, to consider:

1. Permit # 26-31W: Applicant: Linda Corman-Rock, 1443 Lower Dover Road, Marlboro VT. Location: 1443 Lower Dover Road, Marlboro, VT; Tax Map Number 02-00-63; Proposal: Waiver for setback violation, exterior repair/renovation.

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.

Molly Welch, acting Zoning Administrator zoning@marlborovt.us

Scheduled Zoom meeting: Topic: Marlboro Development Review Board Meeting: Nov 17, 2026; 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/85435649480?pwd=vJ8PEXEXrgO5X3COCPiEOUGZ8QlAzt.1
Meeting ID: 854 3564 9480 Passcode: 702186 --- One tap mobile

26-31W

DRB Hearing for Linda Corman-Rock's application

to create a new entranceway/mudroom

at 1443 Lower Dover Rd

TOWN OF Marlboro VT

Martin Rock and Linda Corman Rock have submitted a permit application to create an entranceway/mudroom at their house on Lower Dover Rd. The proposed project is described as follows: To build a one story, 8'x16' woodframed mudroom addition attached to the existing structure.

The applicants are seeking a simple waiver to reduce setback dimensional requirements as laid out in our bylaws. This is for exterior repair/renovation that violates required setbacks. The house itself is approx 30' from the center of the road, and the proposed mudroom addition is approx 37.5' from the center of the road. The house was constructed before current setback regulations, which requires a 55' setback from the center of the road. The owners request a waiver for this setback violation.

The project will not affect the area or the environment in a negative way, and will add to the owners' energy efficiency during the winter months.

The Town of Marlboro Development Review Board will hold a hearing on this application on Nov 17, 2026 at 7 pm at the Marlboro Town Office. A copy of the application and additional information may be obtained at the town of Marlboro's website, on the DRB page.

Pursuant to 24 V.S.A. §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

Dated at Marlboro, Vermont this 30th day of October, 2026.

Molly Welch

Molly Welch

Acting Zoning Administrator

Town of Marlboro, Vermont

ZONING PERMIT APPLICATION

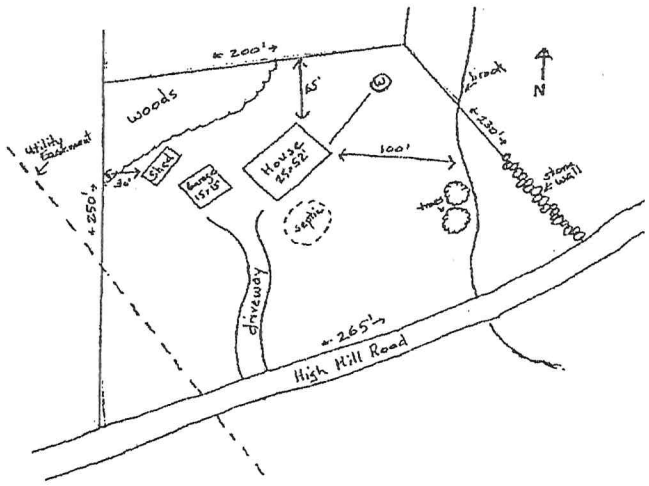
Permit # 26-31W

Town of Marlboro, Vermont
PO Box E Marlboro, VT 05344 802-254-2181
Fax 802-257-2447

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

26-31W

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

Owner(s) Martin Rocka Linda Corman	Applicant (if different) CHRISTIAN MAKAY
Mail Address 1443 Lower Dover Rd. Brattleboro, Vt 05301	Mail Address 1779 LOWER DOVER RD BRATTLEBORO, VT 05301
Phone 917-526-2503	Phone 203 676 7457
Email Corman.linda7@gmail.com	Email czsolt70@Yahoo.com
Address 1443 Lower Dover Rd (House # / Road)	**Present Use** ☑ Single or Two-Family Residence ☐ Multi-family Residence ☐ Accessory Dwelling Unit ☐ Camp ☐ Educational ☐ Commercial ☐ Undeveloped Land ☐ Other
Tax Map # 02 - 00 - 63	
Zone RR # Acres 8.17	
Book 46 Page 288	
Proposed Project (sketch plan required) ☐ New Structure ☑ Additional to Existing Structure ☐ Accessory Use ☑ Other Exterior repair/renovation that violates the setbacks	**Proposed Project (site plan required).** ☐ Change of Use ☐ Conditional Use ☑ Variance ☐ PUD ☑ Other Waiver for setback

Explain proposal. (Attach additional sheets if needed. **Each** additional sheet must include the tax map number in the upper right corner of pages.)

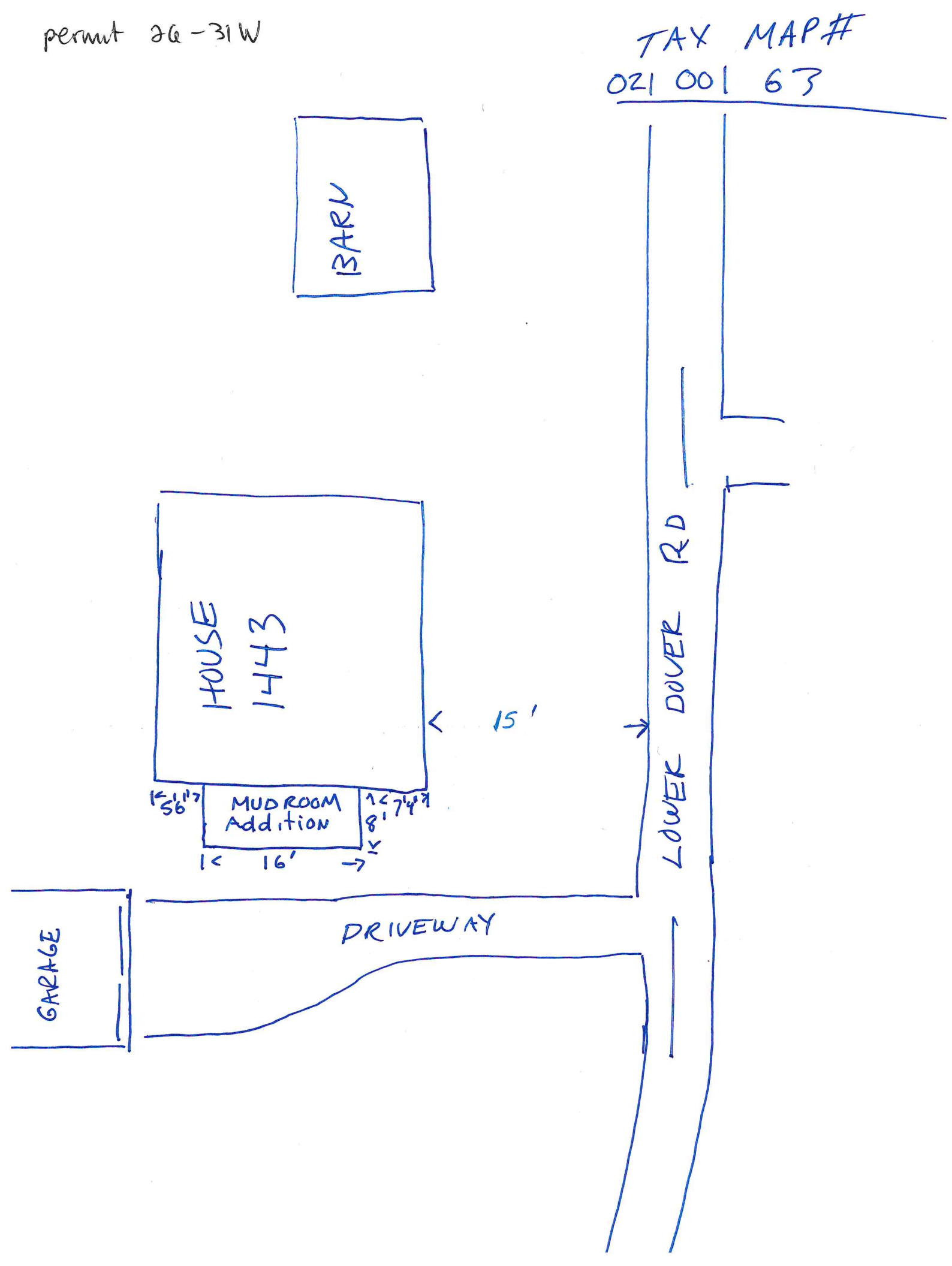
THE HOMEOWNER IS PROPOSING THE CONSTRUCTION OF A ONE-STORY, 8 FOOT BY 16 FOOT WOOD-FRAMED MUDROOM ADDITION ATTACHED TO THE EXISTING STRUCTURE. PURPOSE TO CREATE A FORMAL ENTRY TRANSITION SPACE TO MANAGE WINTER GEAR AND IMPROVE HOME HEATING EFFICIENCY.

Submit a project sketch, locating the project area. The sketch plan must be **in ink** and must:

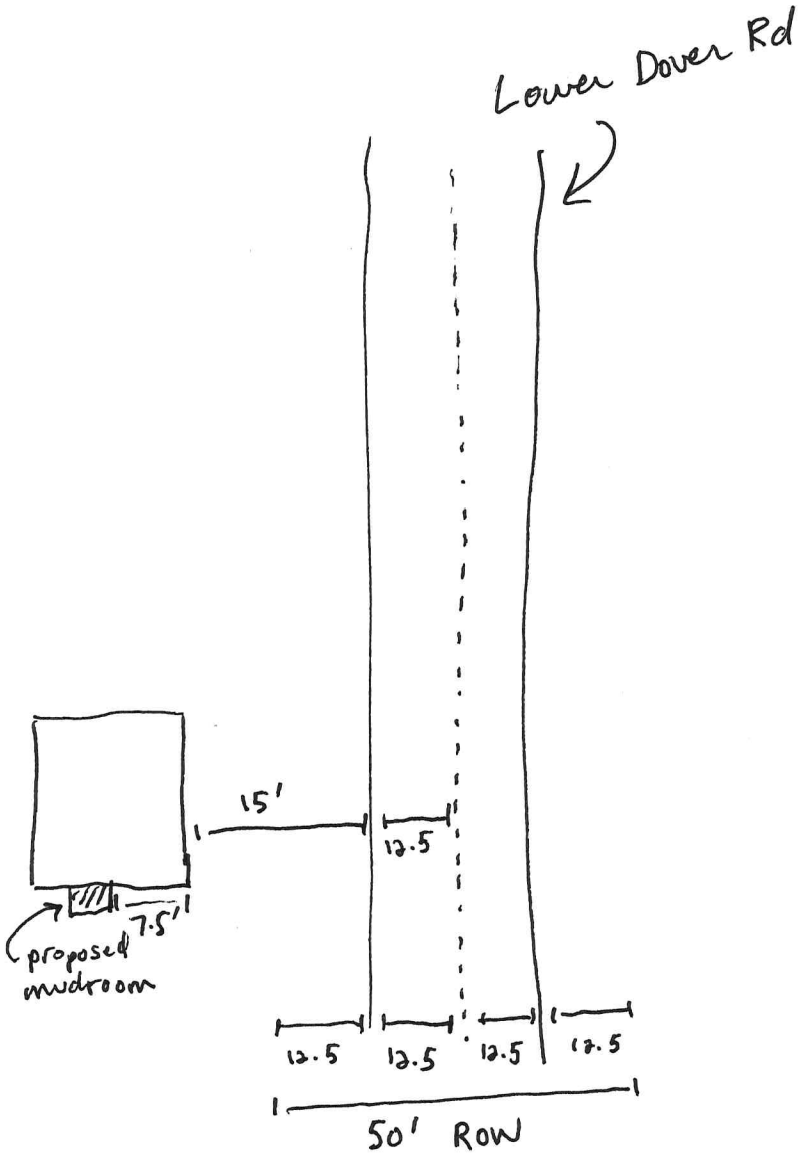
☐ show boundary lines, road frontage, driveways, easements, and rights-of-way
☐ locate **all** existing buildings/structures, with dimensions, heights, and setback distances from property lines, roads, brooks, and ponds.
☐ locate all proposed structures, with dimensions and setback distances from property 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 26-31W

TAX MAP#
021 001 63



1443 Lower Dover
02-00-63



★ existing setback for house is

15.0
12.5
27.5'

(instead of 55')

★ To edge of proposed mudroom

27.5
7.5
35.0

(instead of 62.5')

Additional Information + Calculations – M. Welch

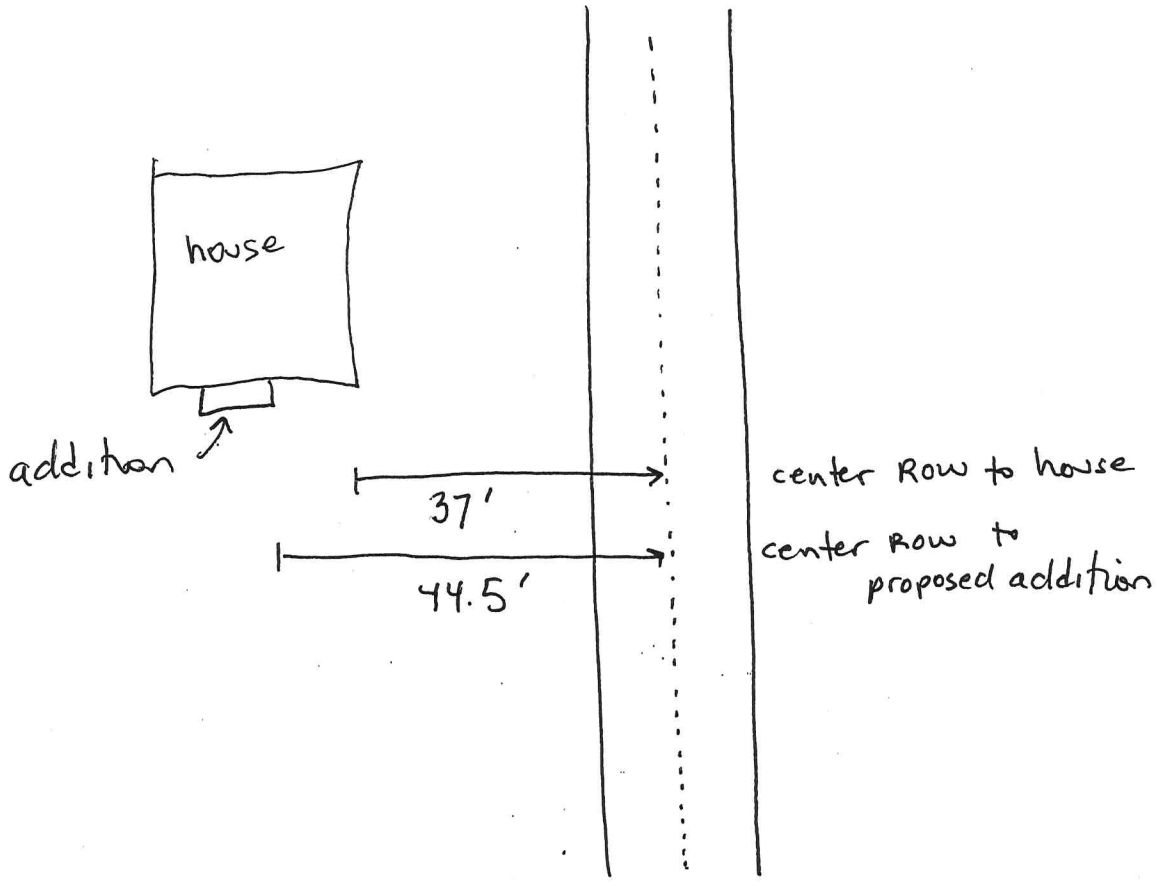
To the DRB,

Addendum to permit application 26-31W
1443 Lower Dover Rd

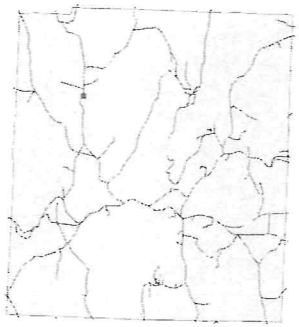
On Friday Nov 6th, I made a site visit to 1443 Lower Dover Road to measure the distances on the ground myself. It turns out the house is 40' from the center of the road. Adding the 7.5 feet from the corner of the house to the proposed addition gives you 47.5 feet. Taking into account a margin of error, the setback is at least 45'. This leaves the setback for the addition only 17.5' short of the required 62.5' from the center of the right of way.

Please add this page to the packet I sent out yesterday.

All the best,
Molly Welch



Town of
Marlboro



02-00-63

1443 Lower Dover Road

Rock Linda Corman & -
Martin H
1443 Lower Dover Road
Brattleboro, VT 05301
8.17 acres Grand List
8.31 acres GIS

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

The Town of Marlboro and CTI assume no liability as to the sufficiency, accuracy, or the user's interpretation of the data delineated heron. Current to April 1, 2026

This map is for assessment purposes only. It is not to be used for description, conveyance, or determination of location or legal title.



Map Scale 1:560
1 inch = 50 feet

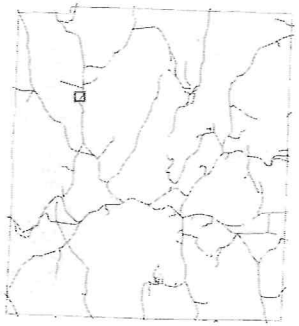
0 40 80 120 160 200 Feet

Map Printed on
October 27, 2026

N

permit 26 – 31 W

Town of
Marlboro



02-00-63

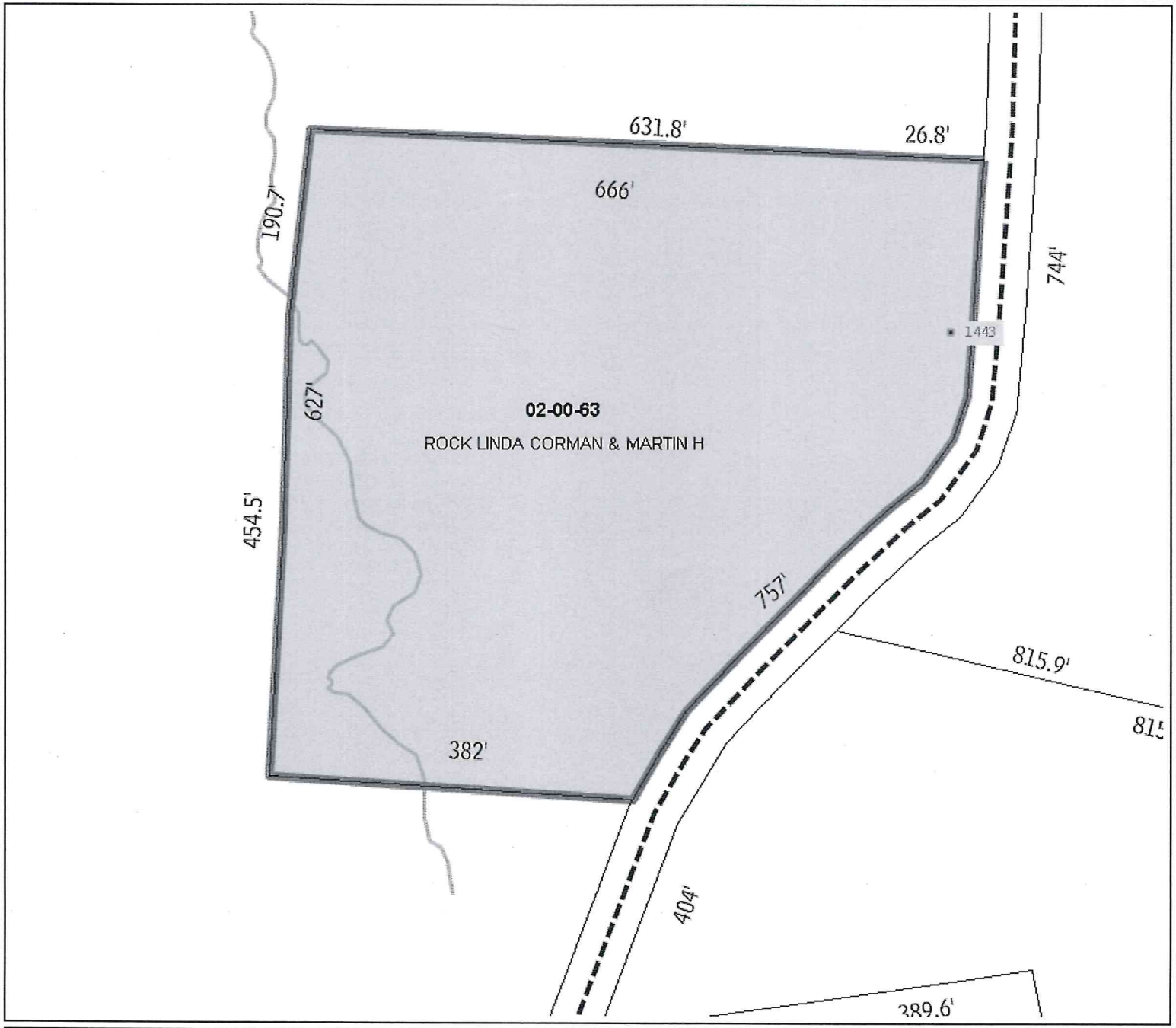
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8.17 acres Grand List
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Map Scale 1:1,700
1 inch = 140 feet

0 100 200 300 400 500 Feet

Map Printed on
October 27, 2026

N

TAX MAP NUMBER 02 - 00 - 63

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.

L. McCain Rock 10/27/26

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.

Christian Makay 10/27/26

Signature Date

MARLBORO OFFICIAL USE ONLY Permit #_____

Zoning Administrator	**Development Review Board**
Date received: 10/27/26	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: Nov 17, 2026
Fee received: $ 115 Date: 10/27/26	
ACTION: ☐APPROVED ☐DENIED ☒REFERRED TO DRB	**ACTION:** ☐APPROVED ☐ DENIED
Date of action: 10/30/26	Date of action:
Effective date:	Date decision issued:
Expiration date:	
Inspection date:	
Notes & Conditions: $150 fee due for DRB hearing	Conditions/Findings Letter: (within 45 days of hearing adjournment)
Signature: Molly Leth	Signature: