

**TOWN OF MARLOW  
PLANNING BOARD  
REGULAR MEETING  
MARCH 7, 2024  
UNAPPROVED MINUTES**

(Unapproved minutes are written by the Secretary, posted for the public benefit, and are reviewed and accepted by the Board at the next regular meeting.)

**CALL TO ORDER: 7:12**

**ROLL CALL:** Deb Monte, Chair, Barry Corriveau, Judi Ryner, Secretary. Bob Allen absent. Quorum established.

Others in attendance: John Faraci, John Guile, Mike Bascom, Dan and Allegra Miller, Jason Schweitzer.

Board noted that the regularly scheduled meeting on Thursday, February 1, was cancelled due to lack of quorum.

**REVIEW AND ACCEPTANCE OF MINUTES OF REGULAR MEETING/PUBLIC HEARING ON WARRANT ARTICLES OF JANUARY 18, 2024.** Minutes accepted as presented.

**NEW BUSINESS:**

Mike Bascom came in with question about next step for him after lot line adjustment was approved by Planning Board. After the surveyor did the survey and the plan was accepted by the Planning Board, and then the plan was filed with the Court, Mike hired a septic engineer. A test pit was dug and paper work was sent to the state. He has not heard from the state nor does he have any paperwork from the engineer. Wanted to know what he should do to get the proper paperwork as he has a party interested in purchasing one of the lots. The Planning Board suggested that he first talk with the surveyor to assure that the plans were recorded, and to get assistance from the surveyor as to how to get in touch with the engineer and/or call DES as to progress of the report from the engineer. The Planning Board apologetically reiterated that they are limited in the scope of their land use responsibility and once a plan is approved, they have little ability to facilitate other issues.

John Guile: LOT 409 053 000 Property off the far end of Balne Road. Mr. Guile and Mr. Faraci are interested in subdividing a 10A parcel to buy from owner John Faraci. Both spoke of their love of nature and just wanting a piece of property where they can go and enjoy the beavers and birds. Planning Board Members noted that this property lies in a R-20 zone and any parcel in that Zone has to meet that 20A underlying minimum. It was also noted that there is no frontage on a Class V road so a building permit would not be allowed. Asked about a variance and it was noted that an option of seeking a variance from the ZBA would be a consideration but not a guarantee. Mr. Guile asked where to get a Variance application and was given one. He was also given a copy of the Town's Zoning Regulations with the ZBA rules and the Zoning specifications.

Mr. Guile noted that there was a lot with less than twenty acres near this property and when asked when it was subdivided he was not sure but said in the early eighties. The Board noted that the underlying Zoning was passed in the mid eighties and that has been the regulation since.

Deb moved to deny any consideration of the possible plan of subdivision of a ten acre lot on LOT409 053 000 as it does not comply with the 20A minimum underlying zoning . Barry seconded it and the vote was to deny was unanimous.

Dan and Allegra Miller: MAP 409 LOT 28 Telephone Road/Route 10/ Route 123 12A parcel that they want to subdivide to provide a 2 to 4 Acre lot to build a home. The approximately 12 Acre property lies in the Village District which has an underlying zone of 1 Acre. The suggested plan would meeting the underlying requirements and the next step would be to hire a surveyor to draw up the required plan and present to the Board for review/approval/denial. Copy of p.27 of the Marlow Land Use noting required setbacks and frontages will be sent to the Millers to help in making a decision on exactly where and how to preferably site the new lot.

**OLD BUSINESS:**

The Board discussed the change in the Office of the Building Inspector. The Board wanted to thank Bob Allen for his time and effort as BI and for his commitment to keeping the board updated on issued building permits. The Board also welcomes the new Inspector, John Luke. It is the hope that he, too, will work with the Board on permit updates as they are an important reflection of what is happening in the area of Land Use in the Town. The Secretary will send an email to John to invite him to share monthly permit info either with a written notice, copies of issued permits or by attending our meetings when there is information to share. The Board also discussed a property that has raised some questions as to its allowed use in an R10 Zone. A separate letter will be sent to the Building Inspector regarding this issue.

Update on Vertex Tower: Letter sent to Atty. Parisi regarding opinion of Atty. Buckley that we need to start the process all over as the time lapse according to the by-law deadline and now has long lapsed. Atty. Buckley did note that unless there were substantive changes in the application, the positive vote on the plan legally should stand.

**Adjournment: 8:50**

**Next Meeting: Thursday, April 4, 2024**

Respectfully submitted,  
Judi Ryner, Secretary