



## **Town of Marlborough Planning Board Transmittal**

Submittal Date: December 28, 2023

Client Name Someplace Upstate

CPA file # 12-220145

I respectfully request placement on the January 02, 2024 Planning Board agenda to obtain a referral to the Town of Marlborough Zoning Board of Appeals for the area variances required for the Someplace Upstate Site Plan and Special Use Permit application.

The applicants will be combining tax parcels 109.1-4-57 and 109.1-4-58 as part of the approval for this project which will result in a consolidated 16.79 acre parcel so they will not require an area variance from Section 155-12 B.(4)(k) that requires ten acres for a Resort. They do require setback area variances for the existing structures that are located closer than fifty feet to any boundary line as required in Zoning Code Section 155-18 B.(1)(d).

Thank you in advance for your consideration.

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