

APPROVED MINUTES

TOWN OF MARLBORO ~ DEVELOPMENT REVIEW BOARD MEETING

Tuesday, May 16, 2023, 7:00 PM

**Permits #23-03 CU & #23-04 W**

**Attending:**

DRB:

Jean Boardman, Vice Chair  
Gail MacArthur (Recused for Permit #23-04 W)  
John Nevins  
Eva Grimaldi, Alternate  
Matt Tell, Alternate

Applicants:

William Edelglass (Permit #23-03 CU)  
Megan Littlehales (Permit #23-04 W)

Zoning Administrator:

Mary Sargent

Call to Order:

The meeting was called to order at 7:06 PM.

All participants were present in person at the Marlboro Town Office.

The meeting was chaired by Jean Boardman, Vice Chair. She noted that Gail MacArthur had recused herself from participating in the Application of Mark & Megan Littlehales (#23-04 W).

**Permit Application #23-03 CU**

Owners: William & Kirsten Edelglass, PO Box 88, Marlboro, VT 05344-0088

Location: 464 Palmetto Drive, Marlboro, VT; Tax Map Number 11-01-19

Proposal: Conditional Use; Accessory Structure (storage shed) located within Wildlife Habitat Overlay District

The Hearing was convened at 7:10 PM.

The Applicant was sworn in.

No Interested Parties attended.

William Edelglass was invited to present his Proposal. He stated that little has changed since his Conditional Use Permit for a garage/Accessory Dwelling was approved in August, 2022. At the request of Jean Boardman, William Edelglass read the Environmental Report prepared for this Application by Pieter van Loon. Gail MacArthur asked about the pond on the property. William Edelglass explained that the pond was dug to capture the overflow from their drilled well. The proposed shed is about 100 feet from the house, on the other side of the garden.

There were no further questions or discussion.

The Hearing was recessed at 7:26 PM, to allow the Board to consider the other Application on the Agenda before making a Decision.

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Tuesday, May 16, 2023, 7:00 PM

**Permit Application #23-04 W**

Owners: Mark & Megan Littlehales, PO Box 148, Marlboro, VT 05344-0148

Location: 1174 MacArthur Road, Marlboro, VT; Tax Map Number 08-02-27

Proposal: Waiver; Accessory Structure (woodshed) located within setback from MacArthur Road

The Applicant was sworn in. No Interested Parties attended.

Gail MacArthur said she would recuse herself from the Decision vote, but would participate in discussion of the Application.

Megan Littlehales presented her proposal, explaining why a Waiver of Setback is needed.

To clarify the requirements for approving this Application, Jean Boardman read from the Zoning Regulations, *Section 203.4 ~ Development Review Board/Waivers*:

Section 203.4.a ~ *Granting of a Waiver*

Section 203.4.b ~ *Standards for Granting a Waiver*

Section 203.4.c ~ *Specific Standards or Conditions that may be applied*

Jean Boardman followed up by asking if the proposed woodshed could be rotated or relocated farther from MacArthur Road. Discussion of alternative options followed. Megan Littlehales explained that the space around the house is very cramped, and no other location is suitable.

Jean Boardman suggested that it might be useful to conduct a Site Visit to allow the Board to see the configuration of the property. Megan Littlehales was amenable to the idea. Jean Boardman said that the Board would consider this option during Deliberative Session.

There were no further questions or discussion.

The Hearing was recessed at 7:46 PM, to allow the Board to go into Deliberative Session.

**Deliberative Session**

The Board entered Deliberative Session at 7:48 PM, and returned to Open Session at 8:10 PM.

Gail MacArthur moved to approve Conditional Use Permit #23-03 CU for an Accessory Structure located within the Wildlife Habitat Overlay District, with no Conditions. Second by John Nevins. The motion was passed unanimously,

Jean Boardman moved to schedule a Site Visit to the Littlehales property before taking a Decision on Permit #23-04 W for a Waiver to locate an Accessory Structure within the Setback from MacArthur Road. Second by Eva Grimaldi. The motion was passed unanimously with Gail MacArthur abstaining. The Site Visit will take place on Tuesday, June 20, 2023, at 6 PM, and the Hearing will be reconvened at the Town Office at 7 PM on that date.

Moved by Gail MacArthur, second by Matt Tell, the Meeting was adjourned at 8:30 PM.

*Respectfully Submitted, 24 May 2023, Mary Sargent, Zoning Administrator*