

APPROVED MINUTES  
TOWN OF MARLBORO ~ DEVELOPMENT REVIEW BOARD MEETING  
Tuesday, April 15, 2025, 7:00 PM

**Permit #25-03 LD**

**Permit #25-04 LD**

Attending:

DRB:

Steven John, Chair  
Jean Boardman, Vice Chair  
Brent Seabrook, Clerk  
Gail MacArthur, Member  
John Marinelli, Scribe

Kathleen Pell  
Amar Rifaiy  
Summer Burch

Zoning Administration:

Mary Sargent, Zoning Administrator

Applicants:

Randolph Pell

Abutter:

Barb Andreotta (*Zoom*)

Call to Order:

The meeting was called to order at 7:10 PM.

A quorum of four (4) out of five (5) DRB Members were present in person at the Marlboro Town Office. Eva Grimaldi was absent.

Applicants Randolph Pell, Kathleen Pell, Amar Rifaiy, and Summer Burch attended the meeting in person. Barb Andreotta attended via *Zoom* and had no comments and was not sworn in.

**Permit Application #25-03 LD**

Owners: Randolph & Kathleen Pell, PO Box 328, Marlboro, VT 05344-0328;

Location: 294 Honeycomb Hill, Marlboro, VT; Tax Map # 06-02-37;

Proposal: Minor Subdivision; Divide a 22.4A parcel into three (3) lots. Lot 1 is 5.3A with existing single-family dwelling & garage; Lot 2 is 11.6A, undeveloped; Lot 3 is 5.6A, undeveloped. All lots have access to VT Route 9 by deeded right-of-way: Honeycomb Hill (private road).

The Hearing for Permit Application #25-03 LD was convened at 7:12PM.

All applicants for both hearings were sworn in by Steven John.

Applicant Randolph presented the proposal to divide the land into three (3) parcels suitable for building dwellings. The Applicants also provided a conservation overlay in advance of any requirements.

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The parcels have no public road frontage, only access through a private road. Mary Sargent informed the Applicants that when there is no public road frontage, parcels are required to have access to a public road by a permanent easement or right-of-way at least fifty (50) feet in width. The Applicants confirmed that they did. The DRB also clarified that in the case of three (3) or more houses utilizing a private road, a road agreement for maintenance is required between all the owners. It was noted that this is not a requirement for the approval of a Subdivision, but is a consideration for future land sales and use.

Jean Boardman moved to approved Permit #25-03 LD to subdivide a 22.4A parcel into three (3) lots as proposed. Seconded by Gail MacArthur. Mary Sargent asked whether or not there should be a condition included for a road agreement and Steven John clarified that is not a consideration for the hearing. No further discussion. The motion passed unanimously with no conditions.

The Hearing was concluded at 7:31 PM.

**Permit Application #25-04 LD**

Owner: Matthias Naegele, PO Box 355, Marlboro, VT 05344-0355;

Applicant: Amar Rifaiy, 118 Birge Street, Brattleboro, VT 05301;

Location: Barrows Road, Marlboro, VT; Tax Map # 12-00-58;

Proposal: Minor Subdivision; Divide a 25.86A parcel into two (2) lots. Lot 1 is 15.86A, undeveloped. Lot 2 is 10.0A, undeveloped. Both lots have road frontage on Barrows Road.

The hearing for Permit Application #25-04 LD was convened at 7:32 PM.

Applicant Amar Rifaiy represented Owner Matthias Naegele and described the proposal to divide the land into two (2) parcels with sufficient road frontage, suitable for building dwellings.

Brent Seabrook moved to approved Permit #25-04 LD to subdivide a 25.86A parcel into two (2) lots as proposed. Seconded by Jean Boardman. No further discussion. The motion passed unanimously with no conditions.

The hearing concluded at 7:45 PM.

**REVIEW AND APPROVAL OF MINUTES OF PRIOR HEARINGS**

Moved by Gail MacArthur, seconded by Jean Boardman, the Draft minutes of March 18th, 2024, were approved. The motion passed unanimously.

Moved by Brent Seabrook, seconded by Jean Boardman, the meeting adjourned at 7:57PM.

*Respectfully Submitted, 15 April 2025, John Marinelli, Scribe*