

APPROVED MINUTES
TOWN OF MARLBORO ~ DEVELOPMENT REVIEW BOARD MEETING
Tuesday, June 17, 2025, 7:00 PM

Permit #25-14 LD

Permit #25-15 LD

Attending:

DRB:

Steven John, Chair
Jean Boardman, Vice Chair
Gail MacArthur, Member
Eva Grimaldi, Member

Applicants:

Christina Schneider (Zoom)
Eva Grimaldi (representing Susan Grimaldi)

Zoning Administration:

Mary Sargent, Zoning Administrator

Abutters & Interested Parties:

Ralph Melanson
Donna Cabibbo & Brian Hoell
Allan McLane & Andrea Livermore

Will Shakespeare, Planning Commission
representative

Call to Order:

The meeting was called to order at 7:05 PM.

Four (4) of five (5) DRB Members were present in person at the Marlboro Town Office. Member Brent Seabrook and Scribe John Marinelli were not available.

Permit # 25-14 LD

Applicants: Christina Schneider & Kevin Barnes, PO Box 337, Marlboro, VT 05344-0337;

Location: 1637 Adams Brook Road, Marlboro, VT; Tax Map # 03-00-18;

Proposal: Minor Subdivision; Divide a 10.8-acre parcel into two (2) lots. Lot 1 is 8.8 acres with existing Single-Family Residence & garage; road frontage on Adams Brook Road. Lot 2 is 2.0 acres, undeveloped; road frontage on Stratton Hill Road.

The hearing for Permit Application #25-14 LD was convened at 7:04 PM. Applicant Christina Schneider, and the interested parties Donna Cabibbo & Brian Hoell and Ralph Melanson were sworn in. Christina presented the subdivision proposal. Steven and Mary informed the applicants that the Board's primary concerns are to ensure the proposed lots are created with adequate size and road frontage.

Gail MacArthur moved to approve Permit Application #25-14 LD for a Minor Subdivision to divide a 10.8-acre parcel into two (2) lots as proposed. Seconded by Jean Boardman. No further discussion. The motion passes unanimously with no conditions.

The Hearing was concluded at 7:15 PM.

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Permit Application #25-15 LD

Applicant: Susan Grimaldi, 65 Brook Road, Plainfield, VT 05667;

Location: Butterfield Road, Marlboro, VT; Tax Map # 10-00-05.1 & 10-00-05;

Proposal: Boundary Line Adjustment; Shift 0.65 acres from Parcel 10-00-05.1 to Parcel 10-00-05.

The hearing for Permit Application #25-15 LD was convened at 7:20 PM.

DRB Member Eva Grimaldi presented on behalf of Applicant Susan Grimaldi. Eva Grimaldi and Allan McLane & Andrea Livermore were sworn in at 7:22 PM.

Eva Grimaldi and Allan McLane & Andrea Livermore presented the proposal for the Boundary Line Adjustment. The proposed adjustment is because Susan Grimaldi intends to sell the shifted land to Allan McLane.

Jean Boardman asked if the existing septic tank was for Parcel 10-00-05.1, Alan confirmed that it was.

Jean Boardman moved to approve Permit Application #25-15 LD for a Boundary Line Adjustment to shift 0.65 acres from Parcel 10-00-05.1 to Parcel 10-00-05 as proposed. Seconded by Gail MacArthur. No further discussion. The motion passes with three (3) votes. Eva Grimaldi recused herself in voting as she was presenting on behalf of the Applicant.

The hearing concluded at 7:31 PM.

REVIEW AND APPROVAL OF MINUTES OF PRIOR HEARINGS

It was noted that scribe John Marinelli had sent the Draft May 20th minutes to the DRB Members and made corrections as requested before posting. Moved by Gail MacArthur, seconded by Eva Grimaldi, the Draft minutes of May 20th, 2024, were approved as corrected. The motion passed unanimously.

ADDITIONAL DISCUSSION

Eva Grimaldi announced she will take a three (3) month maternity leave around September and expressed the need for an alternate representative.

There was a discussion on processes and procedures with Will Shakespeare as a prospective alternate member of the board. Will Shakespeare expressed his appreciation in getting to see the hearing procedure of the Zoning Permit Application process in person.

Moved by Gail MacArthur, seconded by Jean Boardman, the meeting adjourned at 8:00 PM.

Respectfully Submitted, 24 June 2025, John Marinelli, Scribe