

APPROVED MINUTES  
TOWN OF MARLBORO ~ DEVELOPMENT REVIEW BOARD MEETING  
Tuesday, August 19, 2025, 7:00 PM

**Permit # 25-11 CH**

**Permit # 25-17 LD**

**Permit # 25-18 CU**

Attending:

DRB:

Steven John, Chair  
Jean Boardman, Vice Chair, (Zoom)  
Brent Seabrook, Clerk  
Gail MacArthur, Member  
Eva Grimaldi, Member  
John Marinelli, Scribe

Applicants:

Emily Falta  
Eric Slayton

Abutter:

Laura Tarleton

Zoning Administration:

Mary Sargent, Zoning Administrator

Call to Order:

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

Applicants Emily Falta and Eric Slayton attended the meeting and Applicant Quynh Doan was absent. All DRB Members were present in person at the Marlboro Town Office.

**Permit Application # 25-11 CH**

Applicant: Quynh Doan, 2671 Higley Hill Road, West Marlboro, VT 05363;  
Location: 2671 Higley Hill Road, Marlboro, VT; Tax Map Number 02-00-59;  
Proposal: Change of Use; Construct an Accessory Dwelling Unit above a new 2-car garage, located on a parcel with an existing Single-Family Dwelling.

Applicant Quynh Doan was not present. This hearing was skipped at 7:10PM.

**Permit Application # 25-17 LD**

Applicant: Emily Falta, PO Box 2542, Brattleboro, VT 05303-2542;  
Owners: Mark & Megan Littlehailes, PO Box 148, Marlboro, VT 05344-0148;  
Location: MacArthur Road, Marlboro, VT; Tax Map Number 08-02-27;  
Proposal: Minor Subdivision; Divide a (+/-) 21.2-acre parcel into two (2) lots, both with frontage on MacArthur Road. Lot 1 is 17.7 acres, with existing Single-Family Residence. Lot 2 is 3.5 acres, undeveloped.

The hearing was convened at 7:13 PM. Applicant Emily Falta was sworn in. Emily Falta explained the details of the Minor Subdivision proposal and presented the preliminary survey. Landowners Mark & Megan Littlehailes have authorized Emily Falta to propose this subdivision on their behalf.

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The Board determined the proposed lots met all acreage and road frontage criteria. Mary Sargent clarified that the deed should be updated to reflect the new subdivision, even though it is not required by the state.

No further discussion. Gail MacArthur moved to approve Permit #25-17 LD for a request for a Minor Subdivision to divide a (+/-) 21.2-acre parcel into two (2) lots with no conditions. Seconded by Jean Boardman the motion passed unanimously.

The Hearing was concluded at 7:24 PM.

**Permit Application # 25- 18 CU**

Applicant: Eric Slayton, PO Box 514, Marlboro, VT 05344-0514;

Location: 242 Trillium Way, Marlboro, VT; Tax Map Number 11-02-22.41;

Proposal: Conditional Use; Accessory Structure (workshop/art studio) located within the Wildlife Habitat Overlay District.

The hearing was convened at 7:24 PM. Applicant Eric Slayton and Abutter Laura Tarleton were sworn in.

Applicant Eric Slayton explained that he would like to build a workshop on his property. The proposed site is ten (10) feet from the property line, and fifty (50) feet from Trillium Way.

Applicant Eric Slayton is asking for a Waiver of Setback because it would have the least environmental impact. Building on other sites would require the cutting of mature forest, whereas the proposed site had previously been impacted for use as a historic road, and contained only saplings or trees under three (3) feet in circumference.

Gail MacArthur noted that even though the setback from the property line is ten (10) feet, the structure would not be close to any other dwelling. Eric Slayton further mentioned that it would be best to build the structure close to the existing Trillium Way to facilitate snow removal. Applicant Eric Slayton has provided his own survey and expressed his interest in causing the least environmental impact possible. The structure would have electricity but not water.

Steven John noted that the proposed structure is also within a Wildlife Conservation District. Applicant Eric Slayton said the proposed structure size would be 60' x 34', with a 70' x 30' cleared plot of land for the building footprint. Eva Grimaldi asked if an applicant is allowed to submit their own survey. Applicant Eric Slayton informed the board that he has a diverse skillset in ecology as well as a Masters of Conservation from Antioch and has had experience in creating environmental surveys. He also reported there were no animal crossings or significant wildlife activity.

Gail MacArthur suggested that Applicant Eric Slayton document his credentials for the Permit Application to inform the decision of the Board. Gail MacArthur also suggested including the condition

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that outdoor lighting should be directed downward to not disturb wildlife. Applicant Eric Slayton agreed and stated that he would not have any external lighting.

Laura asked why she had received a notification for this proposal, but not for the logging activity abutting their property. Steven John explained that the state has no requirements to notify abutters of logging activity.

Gail MacArthur moved to enter Deliberative Session. Seconded by Brent Seabrook the motion passed unanimously.

The Deliberative Session convened at 8:00 PM.

The Deliberative Session concluded and returned to the public session at 8:24 PM. No decisions were made, and no votes were taken.

Gail MacArthur moved to approved Permit #25-18 CU for an accessory structure (workshop/art studio) located within the Wildlife Habitat Overlay District with the following conditions—pending a written letter from Eric Slayton detailing his qualifications to perform an environmental assessment to be reviewed by the Zoning Admin, Chair, and Clerk: Any outdoor lighting be shielded and directed downward to mitigate wildlife disturbance. Seconded by Jean Boardman the motion passed unanimously.

The hearing concluded at 8:29 PM.

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

Moved by Jean Boardman, seconded by Gail MacArthur, the Draft minutes of June 17, 2025, were approved unanimously with no corrections or revisions.

Moved by Gail MacArthur, seconded by Jean Boardman, the meeting adjourned at 8:34PM.

*Respectfully Submitted, 16 September 2025, John Marinelli, Scribe*