

DRAFT MINUTES  
TOWN OF MARLBORO ~ DEVELOPMENT REVIEW BOARD MEETING  
Tuesday, September 16, 2025, 7:00 PM

**Permit # 25-11 CH**

Attending:

DRB:

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

Applicants:

Quynh Doan (Zoom)

Zoning Administration:

Mary Sargent, Zoning Administrator

Call to Order:

The meeting was called to order at 7:15 PM.

All DRB members attended the meeting in-person, and Applicant Quynh Doan attended via Zoom. No abutters attended.

**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.

The Hearing was convened at 7:16PM.

Applicant Quynh Doan was sworn in by Steven John.

Applicant Quynh Doan explained the proposal is to add a garage and dwelling unit to the property. Gayle MacArthur asked if this would be a completely new structure, and Quynh confirmed the new Dwelling Unit and garage would be new structures and not attached to the current Dwelling Unit.

No further discussion. Brent Seabrook moved to approved Permit #25-11 CH for Change of Use to construct an Accessory Dwelling Unit above a new 2-car garage, located on a parcel with an existing Single-Family Dwelling. Seconded by Gail MacArthur the motion passed unanimously with no conditions.

The Hearing was concluded at 7:25 PM.

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

Gail MacArthur moved to approve the Draft minutes from August 15<sup>th</sup>, 2025. Seconded by Brent Seabrook. The motion passed unanimously with some grammatical corrections.

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The Board also engaged in a discussion with the Zoning Administrator regarding the Planning Commission's role in considering clear requirements for building conservation overlay districts.

Moved by Jean Boardman, seconded by Brent Seabrook, the meeting adjourned at 7:44PM.

*Respectfully Submitted, 19 September 2025, John Marinelli, Scribe*