

DRAFT MINUTES
TOWN OF MARLBORO ~ DEVELOPMENT REVIEW BOARD MEETING
Tuesday, January 20, 2026, 7:00 PM

Attending:

DRB:

Steven John, Chair

Jean Boardman, Vice Chair

Brent Seabrook, Clerk

Gail MacArthur, Member

Malcolm Moore, Alternate (for Eva Grimaldi, member unavailable)

Applicants:

Owner: Daniel and Gail MacArthur Trust

Zoning Administration:

Zoning Administrator unavailable due to resignation

Call to Order:

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

Remote access via Zoom was unavailable for this meeting.

Five DRB voting members and applicants Daniel and Gail MacArthur attended the meeting in-person.

No abutters attended the hearing for Permit # 25-23 LD.

Chair Steven John announced that following this hearing two items will be considered:

Approval of the draft minutes for 10-21-2025 DRB Meeting and an Executive Session to discuss personnel.

Permit Application # 25-23 LD

Applicant/Owners: Daniel and Gail MacArthur, PO Box 30 Marlboro, VT 05344-0030;

Location: 33 Woods Road, Marlboro, VT; Tax Map Number 08-02-20.3;

Proposal: Minor Subdivision: Divide a 4.7-acre parcel into two (2) lots.

Lot 1 is 2.4 acres with existing Single-Family Dwelling; frontage on MacArthur Road.

Lot 2 is 2.3 acres with existing garage & shed; access to MacArthur Road by deeded right-of-way: Woods Road (private road).

The Hearing was convened at 7:16PM.

Applicants Daniel and Gail MacArthur were sworn in by Steven John.

As this hearing was a continuation from information presented to the DRB, October 21, 2025, Dan and Gail presented revised boundary lines to increase the setbacks for the dwelling and shed to 12.5 feet. If approved a revised surveyor's plat will also include an easement with a radius of 12 feet protecting the well from any construction or damage.

Members of the Board followed up with questions regarding the details of this revised proposal with particular attention to the 50-foot setback requirement from a parcel boundary for a building. Members inquired about other possible solutions to respect the setback requirement.

Concluding that no better solutions were possible without moving the present buildings on both lots, Brent Seabrook moved to approve the setback waiver and Permit #25-23 LD for a boundary line adjustment with the revised setback of 12.5 feet and easement protecting the well of 12 feet radius.

Second by Jean Boardman. No further discussion.

Unanimously approved 3-0 with two members abstaining: Gail MacArthur and Malcolm Moore.

This Hearing concluded at 7:52 PM.

REVIEW AND APPROVAL OF MINUTES OF PRIOR HEARINGS

Jean Boardman moved the draft minutes be approved. Second by Gail MacArthur.

Gail MacArthur requested a correction to the Draft Minutes as posted for 10-21-2025. In the third paragraph “a 20-foot setback” should be “a 10-foot setback”. The Board unanimously approved the 10-21-25 Minutes with this correction: 4-0 with Malcolm Moore abstaining.

EXECUTIVE SESSION

Moved by Jean Boardman to enter Executive Session to discuss personnel. Seconded by Brent Seabrook. Discussion agreed to allow Daniel MacArthur as an interested party. As amended the motion was approved 5-0. Entered E.S. at 8:15.

At 8:52 Gail moved to returned to public meeting. Second by Brent and approved unanimously. No decisions were made nor actions taken by the DRB during Executive Session.

Malcolm moved to adjourn. Second by Gail. Unanimous consent to adjourn at 8:53 PM.

Respectfully Submitted, 20 January 2026, Steven John, Chair