

**Minutes****Marlboro Select Board Meeting****Thursday, April 23, 2026 - 6:00pm**

**Attendees: Molly Welch – Chair, Jeff Skramstad – Vice-Chair; Kate Kirkwood – Member; Nick Morgan – Town Administrator/SB Assistant; Alyssa Sabetto – WRC; Diana Todd – HPC; Lindy Corman – Conservation Commission.**

**BEGIN ZOOM RECORDING:**

*(Please note: As these minutes are not intended to be a “transcript” of the meeting, a complete Audio recording of the meeting can be found on the Town’s Soundcloud page here: <https://soundcloud.com/marlboro-select-board>).*

**Call to Order @ 5:59pm****Sign Guidelines of Conduct (Signed for month at 4/9/26 meeting)****Regular Select Board Meeting Agenda**

Identify Any Changes to Agenda: None

**Scheduled Business:**

Unscheduled Open Public Comment: None

Approval of Minutes from April 9, 2026 (**Welch/Skramstad -Passed unanimously**)Approval of Minutes from April 11, 2026 – Informational Mtg on GMP Summer 2026 project (**Welch/Skramstad - Passed unanimously**)

Signature of Pay Orders-Done

**Document Signatures & Approvals**

- **Review and approval of two Hogback FUAs** – Board reviewed FUAs for Hogback Day and Road Scholar program submitted by the HPC & HMCA. **Motion to approve & sign both FUA’s (Welch/Skramstad – Passed unanimously)**
- **Approve LEMP submitted by EMD Jay Sparks** – Nick presented the Board with the LEMP as filled out by the Emergency Management Team (Jay Sparks, Keats Dieffenbach, & Nick Morgan). The Board reviewed the LEMP and approved it. **Motion: Approve the 2026 Marlboro LEMP as completed by EMD, Jay Sparks, and team on the WebEOC system and as presented to Board at this meeting. (Welch/Kirkwood – Passed unanimously)**
- **Approve Driveway Permits**
  - Sean McGrath at 410 Stratton Hill Road (**Welch/Skramstad – Passed unanimously**)
  - Jesse Kreitzer & Alina Kulpaviciute at 15 Stearns Hill Road (**Welch/Skramstad – Passed unanimously**)
    - *Signed permits provided to town clerk for next step in process.*
- Approve Liquor License(s):
  - DLL-Application-75606-Second Class for Hogback Mountain Gift Shop 7627 Vermont Route 9
  - DLL - Application-76095-First Class Renewal for Vermont Distillers 7755 VT Route 9 E
  - DLL - Application-76250-Third Class Restaurant/Bar for Vermont Distillers 7755 VT Route 9 E
  - DLL - Application-76093-Outside Consumption Permit for Vermont Distillers 7755 VT Route 9 E

**Motion: Approve and advise Town Clerk of approval of the four (4) licenses submitted to the board for approval and noted above. (Welch/Skramstad – Passed unanimously)**

**New Business**

*Due to a delay in speaker’s arrival, Town Administrator, Nick Morgan, gave his report:*

Mr. Morgan reviewed several items: Mr. Morgan advised the Board that he had posted notices on the several items of upcoming road work to the website, the Main FB page, and FPF; He updated the Board on the situation with the Beavers at Jenckes Road, noting that the Highway Department had been able to clear the culver so that the situation was temporarily resolved providing time for a more comprehensive solution; The Board agreed to work out process plan for determining whether or not to move forward with “limited maintenance roads” and the process for implementation; Mr. Morgan reported that one landscaper had removed himself from consideration and agreed to have a special session in the following week to review current proposal for lawn maintenance around the town office & town house.

**New Business (continued)**Alyssa Sabetto – (via ZOOM):

Alyssa Sabetto, from the WRC, came to the Board to provide an update on the status and situation with ACT 181 currently under consideration in the State legislature, and provide information on the town maintaining its Zoning By-Laws in terms of Flood Plains and staying in compliance with FEMA requirements and MAPS.

Alyssa Sabetto, a senior planner at the Windham Regional Commission, presented on Act 181, explaining that it represents the biggest change to Act 250 since 1970. She outlined how the legislation standardizes regional future land use mapping across Vermont's planning commissions and ties state jurisdiction programs to future land use mapping. The presentation covered common questions about Act 181, including clarification that the regional future land use map does not relate to Tier 3 areas, which are mapped by the Land Use Review Board.

Ms. Sabetto clarified that the regional future land use maps do not impact municipal zoning bylaws, which remain the primary regulatory control at the local level. She explained the different land use categories, including Rural General, Rural Ag and Forestry, Rural Conservation, and various village and downtown areas, and described how Marlboro's current mapping aligns with these categories.

She explained the Tier 1, 2, and 3 areas under the Act 250 designation program, noting that these mappings do not change local regulations but aim to streamline housing development by offering exemptions in eligible areas. Ms. Sabetto sought input from Marlboro on the draft map and confirmed that municipalities have a role in deciding whether to opt into certain exemptions, also discussing regional and municipal housing targets, emphasizing that town plans must include action steps to address these targets by 2030. The Board noted and tasked Mr. Morgan to advise the Planning Commission of this process. Additionally, noting that based on State Housing projections that Marlboro would need to add 7-13 new housing units per year by 2050. The Board noted that this was a very aggressive request but did confirm that at least 6 new units had recently been approved, including both single-family homes and accessory dwelling units. Diana Todd added and clarified that year-round housing requirements are based on whether a dwelling is occupiable year-round rather than whether someone actually lives there full-time. Ms. Sabetto outlined the timeline for their regional plan update process, which includes the WRC submitting draft plans in May, addressing comments in July, and final adoption by the end of the year; Mr. Morgan took note of this and advised, again, that he would communicate with the Planning Commission.

The discussion also encompassed concerns about new land use definitions and mapping, particularly regarding forestry practices in the rural conservation zone. Ms. Todd expressed worry that the current definitions might restrict forestry activities, which could confuse landowners and potentially affect current use programs. Ms. Sabetto clarified that while the state definitions were written broadly, the plan doesn't intend to restrict appropriate forestry practices, and suggested Ms. Todd and/or the Board could provide feedback directly to the Land Use Review Board. The discussion also touched on potential changes to the Roth rule, specifically regarding Tier 3 conservation areas and the road rule, which Ms. Sabetto indicated might be addressed in the current legislative session.

Finally, Ms. Sabetto presented Vermont Act 181 Tier 3 mapping to the Board, explaining that certain areas would trigger Act 250 permits if Tier 3 comes into effect. The Board reviewed the mapping and agreed to examine it further, particularly in consultation with Forest. The discussion then shifted to FEMA flood map updates, with Ms. Sabetto explaining the process and encouraging the Board to review the draft maps and provide feedback during the 90-day appeal period ending in fall 2026. She also provided contact information to the Board which would help in navigating this process to ensure that Marlboro would remain in compliance with the FEMA mapping process and to review the current floodplain designations in the Natural Resources Atlas.

Update on Zoning Administrator Search:

Mr. Morgan and the Board reviewed the Zoning Administrator proposal letter to Jay Dahlstrom and the Board tasked Mr. Morgan to send in on to Mr. Dahlstrom for his review and adjustments, if requested.

**Executive Session Not Needed****Motion to Adjourn @ 7:22p (Welch/Kirkwood – Passed unanimously)**