APPROVED MINUTES
TOWN OF MARLBORO ~ DEVELOPMENT REVIEW BOARD MEETING
Tuesday, March 18, 2025, 7:00 PM

Permit #25-02 W

Attending:

DRB:
Steven John, Chair
Jean Boardman, Vice Chair
Brent Seabrook, Clerk
Gail MacArthur, Member
Eva Grimaldi, Member
John Marinelli, Scribe

Applicants:
Jesse Kreitzer
Alina Kulpaviciute

Zoning Administration:
Mary Sargent, Zoning Administrator

Call to Order:

The meeting was called to order at 7:04 PM.

All DRB Members were present in person at the Marlboro Town Office.
Applicant Jesse Kreitzer attended the meeting in person and Applicant Alina Kulpaviciute attended on *Zoom*. No Interested Parties attended.

Permit Application #25-02 W

Applicants: Jesse Kreitzer & Alina Kulpaviciute, 5 Stearns Hill Road, Brattleboro, VT 05301
Location: 5 Stearns Hill Road, Marlboro, VT; Tax Map # 06-02-07
Proposal: Waiver of Setback; Construct a garage with attached woodshed within the Side Yard Minimum setback from Higley Hill Road.

The Hearing was convened at 7:10PM.

The Applicants were sworn in by Steven John.

Applicant Jesse Kreitzer presented the request for a Waiver of Setback to construct a garage with an attached woodshed within the Side Yard Minimum setback from Higley Hill Road.

Board members asked whether the proposed structure could be placed elsewhere on the site, and Mary Sargent clarified that a Waiver of Setback does not require there to be no other suitable location for the proposed structure.

Eva Grimaldi asked if there had been a precedent set from past requests to maintain continuity. Steven John replied that these requests have always been determined case by case and left to the Board's assessment.

No further discussion. Brent Seabrook moved to approved Permit #25-02 W for a request for a Waiver of Setback to construct a garage with attached woodshed within the Side Yard Minimum setback from Higley Hill Road. Seconded by Gail MacArthur, the motion passed unanimously.

The Hearing was concluded at 7:28 PM.

REVIEW AND APPROVAL OF MINUTES OF PRIOR HEARINGS

Moved by Gail MacArthur, seconded by Eva Grimaldi, the Draft minutes of December 18, 2024, were approved with corrections to spelling, and revisions to grammar. The motion passed unanimously.

Steven John noted that the Approved Draft Minutes from October 15th, 2024, were still posted with the Draft title. They should be reposted as Approved Minutes.

DISCUSSION ON MEMBER TERM LENGTH

Steven John informed the Board that all members have been re-appointed for another year. There was a discussion on preferred term duration. It was stated that there are no repercussions for resigning prior to the end of one's term. Gail MacArthur, Brent Seabrook, and Jean Boardman all decided to serve for two (2) years. Eva Grimaldi decided to serve for three (3) years. Steven John decided to serve for one (1) year.

Moved by Gail MacArthur, seconded by Brent Seabrook, the meeting adjourned at 8:34PM.

Respectfully Submitted, 10 April 2025, John Marinelli, Scribe