DRAFT MINUTES
TOWN OF MARLBORO ~ DEVELOPMENT REVIEW BOARD MEETING
Tuesday, December 17, 2024, 7:00 PM

Permit # 24-32 LD:

Attending:

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

Applicant :
Ally McAuslan, Applicant

Zoning Administration:
Mary Sargent, Zoning Administrator
John Marinelli, Zoning Administrator Asst. & Scribe

Abutter:
Joshua Smith, representing Saga Communications of New England LLC, (*Zoom*)

Call to Order:

The meeting was called to order at 7:06 PM.

All DRB members were present in person. Applicant Ally McAuslan and Abutter Joshua Smith representing Saga Communications of New England LLC both attended the Hearing on Zoom.

Permit # 24-32 LD:

Applicant: Ally McAuslan, 12 Green Field Way, Unit 101, Milton, VT 05468;
Owner: Estate of Andrea McAuslan, PO Box 97, Marlboro, VT 05344-0097;
Location: 869 Cowpath 40, Marlboro, VT; Tax Map Numbers 12-00-40 & 12-00-41;
Proposal: Minor Subdivision; Divide two (2) parcels into three (3) lots, all with frontage on Cowpath 40. Proposed Lot 1 is 54 (+/-)A, including all of Parcel 12-00-40 with an existing dwelling, barn, woodshed, and the site (leased) of a commercial radio tower installation. Proposed Lot 2 is 2.3 (+/-)A, undeveloped. Proposed Lot 3 is 8.3 (+/-)A, undeveloped.

The Hearing was convened at 7:10PM.

Applicant Ally McAuslan was sworn in by Steven John.
Abutter Joshua Smith representing Saga Communications of New England LLC was sworn in by Steven John.

Ally McAuslan is the executor of the Estate of Andrea McAuslan and is serving as the Fiduciary for this preceeding. Ally McAuslan presented the proposal to subdivide the two (2) existing

parcels into three (3) conforming lots. This includes merging the existing non-conforming .8+/-A lot into the new proposed lot. All proposed lots have the required 200 road frontage.

Joshua Smith asked whether this proposal would affect Saga Communication's access to their tower through Houghton Rd, and it was confirmed that it would not.

No further discussion. Gail McArthur motioned to accept Permit 24-32 LD for the minor subdivision of the Estate of Andrea McAuslan as presented by applicant Ally McAuslan provided the final survey be recorded and the deeds updated to match. Seconded by Jean Boardman. The motion passed unanimously.

The Hearing was concluded at 7:24 PM.

REVIEW AND APPROVAL OF MINUTES OF PRIOR HEARINGS

Brent Seabrook moved to accept the Octobor 15, 2024 Draft minutes, seconded by Gail McArthur. No revisins or corrections. The motion passed four to five, with one abstenion.

A discussion ensued on the leased, commercial use of the American Tower on Parcel 12-00-40.

There was discussion on the Draft minutes from July, September, and August. Moved by Steven John, seconded by Gail McArthur, the Draft minutes of September 17, 2024 were approved with no revisions or corrections. The motion passed unanimously.

Moved by Gail McArthur, seconded by Brent Seabrook, the Draft minutes of August 20, 2024 were approved with one correction to update the date in the filename to “08.20”. The motion passed unanimously.

Moved by Eva Grimaldi, seconded by Gail McArthur, the Draft minutes of July 16, 2024 were approved with no revisions or corrections. The motion passed unanimously.

Steven John requested that any additional 2024 minutes be submitted as draft for review at the next meeting.

Steven John announced the DRB will provide information to Select Board for the Annual Report.

Moved by Gail MacArthur, seconded by Jean Boardman, the meeting adjourned at 7:52PM.

Respectfully Submitted, 20 December 2024, John Marinelli, Scribe