Development Review Board Decision Letter

Town of Marlboro Vermont

Hearing concluded November 17, 2026

Permit # 26-31W

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review, under the Town of Marlboro Zoning Regulations, of an application for Setback Waiver submitted by Linda Corman-Rock and Martin Rock, 1443 Lower Dover Road, Brattleboro VT, 05301; Location: 1443 Lower Dover Road, Marlboro, VT; Tax Map Number 02-00-63.

Proposal: Setback Waiver is needed to add an 8'x16' mudroom/entryway to improve energy efficiency, and provide the household with a buffer between the outdoors and indoors.

2. The application was received by Molly Welch, Acting Zoning Administrator, who scheduled the hearing for November 17, 2026. A copy of the application and plan are available at the Marlboro Town Office. The Hearing was concluded on November 17, 2026.

3. The application and proposed Setback Waiver were considered by the Development Review Board at a public hearing on November 17, 2026. The DRB reviewed the application and sketch plans under the Town of Marlboro Zoning Regulations, as amended.

4. Present at the hearing were the following members of the Development Review Board:

Steven John, Chairman Jean H. Boardman, Vice-Chairman(absent) Gail MacArthur	Brent Seabrook Malcolm Moore, Alternate Eva Grimaldi - absent

Also present:

Linda Corman-Rock, and Martin Rock Applicants Molly Welch, Acting Zoning Administrator	

5. At the outset of the hearing, the Development Review Board afforded those persons wishing to achieve status as an interested party an opportunity under 24 V.S.A. §aa65(b) to demonstrate that the criteria set forth in that statute could be met. The following persons sought interested party status: No interested parties attended.

FINDINGS

1. Applicants seek a Waiver of Setback for a Zoning Permit to add an entryway/mudroom to their house at 1443 Lower Dover Road. The house was built prior to the required 55' setback, and as a result, the proposed exterior renovation violates current setback regulations. The house was previously grandfathered in, and exempt from the required setback.

2. The property is located in the *Rural Residential District (RUR)* as described in the Town of Marlboro Zoning Map.

3.The waiver request requires review under *Section 305 – Rural Residential (RUR):* Front Yard Minimum Setback: 55 feet from the center of the Town Right of Way. This plus the additional 7.5' to the corner of the proposed addition adds up to an expected 62.5' setback to the addition. The current available setback is 47.5'.

4.Granting of a Waiver will have no undue adverse effect on the neighborhood in which the property is located, nor the Town in general. It will not alter the essential character of the neighborhood in which the property is located, and does not adversely impact the use, enjoyment, or development of adjacent property.

5.The Waiver requested does not reduce the Setback dimension by more than the minimum amount necessary.

DECISION AND CONDITIONS

Based on these Findings, the Development Review Board approves the Application for Waiver of Setback. The Board voted unanimously to approve this waiver request.

Dated at Marlboro, Vermont, this 20th day of November, 2026

Steven John, Chairman
Marlboro Development Review Board

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. S 4471and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.