APPROVED MINUTES
TOWN OF MARLBORO ~ DEVELOPMENT REVIEW BOARD MEETING
Tuesday, April 21, 2026, 7:00 PM

Attending:
DRB:
Steven John, Chair
Brent Seabrook, Clerk
Gail MacArthur, Member

Absent due to technical difficulties with remote access via Zoom
Jean Boardman, Vice Chair
Eva Grimaldi, Member

Applicants:
1. Owner: Gary MacArthur and his son, Thorin MacArthur
2. Owner: Costello Darling

Zoning Administration:
Molly Welsh interim Zoning Administrator
Mary Sargent, Retired ZA providing technical support

Call to Order:
Having establish a quorum, the Chair called the meeting to order at 7:10 PM.

Remote access via Zoom was unavailable for multiple parties for this meeting.
Three DRB voting members and applicants Gary MacArthur and Thorin MacArthur attended the first hearing in-person.
No abutters attended the hearing for Permit # 26-02 LD or Permit #26-01

Chair Steven John announced that following this hearing two items will be considered:
Approval of the draft minutes for 1-20-2026 DRB Meeting and an Executive Session to discuss personnel.

Permit Application # 26-02 LD Gary MacArthur, 180 Woods Road, Marlboro, VT 05344; Location: 180 Woods Road, Marlboro, VT; Tax Map Numbers 08-02-17, 08-02-9, and 08-02-20. Proposal: Subdivide approximately 12 acres surrounding Thorin MacArthur's residence.

This Hearing was convened at 7:20 PM.

Following a brief presentation by Gary of his application and answering questions by the Board, Brent Seabrook moved to approve Application #26-02 LD. Second by Gail MacArthur.
Approved by unanimous vote 3-0.

Permit Application # 26-01 Applicant Costello Darling, 1945 VT Rt 9; Tax Map number 07-04-32. Proposal: To build a 20x60' recreational deck in district COM-E. He has the setbacks he needs from

the road and from the Whetstone Brook, but does need to contact the state regarding his location within a "river corridor".

This second Hearing was convened at 7:40 PM. Costello Darling attended remotely via Zoom. No abutters attended the hearing for Permit # 26-01.

A review of this application raised a number of questions by the Board as well as from Mr. Darling. Following lengthy discussion clarifying all the details of this application it appeared that the Board could not make a decision without additional consultation. Gail moved that the Board enter Deliberative Session to include the ZA and former ZA Mary Sargent. Seconded by Brent. Approve by unanimous vote 3-0.

Entered Deliberative Session at 8:08 PM.
Returned to public session at 8:24 PM.

Gail moved to continue this Hearing for Permit Application #26-01 to the next DRB Meeting scheduled for Tuesday, May 19, 2026. Brent second. The motion for continuance of this hearing was approved unanimously 3-0.

The Board and ZA advised Mr. Darling to contact the VT Agency of Natural Resources (ANR) to obtain a letter assuring the Board that Permit #26-01 complies with VT Statutes and ANR requirements for development within a “river corridor”.

REVIEW AND APPROVAL OF MINUTES OF PRIOR HEARINGS
The following business was conducted without benefit of a recording as Molly and Mary were unnecessary to conclude this meeting.

Gail moved to approve the DRB Minutes of January 20, 2026. Seconded by Brent.
Brent suggested a grammatic correction “to approve” will replace “to approved” an error appearing in the first paragraph of page 2 of the draft minutes. The Minutes of 1-20-2026 were approved unanimously as corrected.

Having no further business, the Chair adjourned the meeting without objection at 8:36 PM.

In the Scribe’s absence respectfully submitted, Steven John, Chair