

## Marlboro Conservation Commission Minutes for Jan 2<sup>nd</sup> , 2012

Those Attending; Adam Gebb ,Sally White, Patti Smith, George Leoniak and Mike Purcell.

### Topics Discussed....

Jeff Nugent from the WRC gave us a map that shows our two overlay districts on top of the towns Future Zoning Vision Map. We looked over the details and came up with some minor corrections.

Part of that review was looking carefully at the proposed village district. As it was proposed a few years ago, bear and moose would be unable to get to the South Pond area. Our map shows a newly shaped village district that respects wildlife travel corridors and habitat. Patti Smith will be attending the planning board meeting on January 10<sup>th</sup> with copies of the latest Jeff Nugent Maps.

We spent some time discussing what criteria would be used in evaluating proposed developments in the overlay districts. We are comparing the "Site Review Check Lists" for the state of New Hampshire and the town of Williston in Vermont. Having an overlay with an added review that starts 330 to 600 feet back from roads will discourage remote developments. The challenge is in finding additional ways to steer development towards roads and away from remote locations. VNRC will be helping us with this.

We also continued to consider "Process" details. So far they are.....

1- An info packet describing the two overlay districts and including maps will be available at the town offices.

2-Land Owners who wish to build in the overlay areas will fill out an application that includes a map they make of the proposed building site, driveway etc. A copy will go to the CC

3-The CC will have 45 days to do a site review and forward their comments to the DRB.

4- Landowners would have the option of paying a professional to do the ecological review if they prefer. The CC would review the site also in this case and the DRB would look at both reviews.

Some questions to consider are... would this take more than 45 days?

And....who is a qualified professional?

VNRC will be helping us with this as well

At our next meeting February 6, we will be ....

Continuing to discuss and refine our own site review check list, process and additional ways to discourage remote developments.

Respectfully Submitted,  
Adam Gebb

