

# Marlboro Conservation Commission

CC Minutes for May 7, 2012

Those Attending: Adam Gebb , Dante Corsano , Patti Smith , Mike Purcell and Charlie Schmeeweis.

- 1- First we discussed the recent planning board meeting attended by Adam Gebb and Patti Smith. One question raised at the meeting was “Could we have less road crossings”. We discussed this topic at length and all agree that the idea does not work. Roads surround each island of habitat. Without a network of crossings the islands become isolated and larger game such as bear and moose will not get there. The crossings are critical habitat that is threatened. Any attempt to forget some would result in a plan that would fail to conserve larger wildlife populations in our town for the long run!
- 2- The CC recommends that in the proposed Conservation Priority Zoning District, single-family homes are a conditional use when placed more than 500 feet back from a class 1, 2 or 3 town road. Right now 90% of all houses in Marlboro are less than 500 feet from roads. The random placement of houses in core habitat areas would result in a degradation of critical habitat over time. By requiring a review, there could still be houses out there, but it would be a lot less likely that they would degrade critical habitat.
- 3- The State of New Hampshire has an excellent document called “The Habitat Protection Site Plan and Subdivision Review Checklist”. We have been reviewing it for a few months now. Its goal is to help development applicants conserve rare , outstanding or critical wildlife habitat by directing development to other areas. The goal is to continue to allow smart development.
- 4- The goal of the CC is to be at every planning board meeting where zoning and/or overlay districts are discussed. We have been studying our landscape for many years and have a lot to offer in the effort to conserve its wild character. Below is an important excerpt from the town plan.

In 2007 The State Agency of Natural Resources approved new rules and regulations governing on-site wastewater disposal. These changes permit new technologies that allow development in areas previously considered unbuildable. Therefore, the Town can no longer rely on limited septic suitability as a de facto land-use policy for the town. Rather, the residents of Marlboro must be pro-active in planning and zoning to secure their vision for the town’s future. In addition, the state has assumed responsibility for the septic permits, although the town continues to have an abiding interest in the septic design choices made by landowners and residents and in the proper maintenance of all installed systems.

Respectfully Submitted,

Adam Gebb