

## Marlboro Conservation Commission Minutes for Sept 10, 2012

Those Attending: Patti Smith, Mike Purcell , Kristina Weeks , Adam Gebb and Charlie Schneiweis

We first reviewed the proposed Wildlife Road Crossing Overlay District language and found there were two important points missing. The first is language about PUD's. Below is an excerpt from the CC Minutes of June 11, 2012

PUD's We recommend scrapping the old PUD acreage requirements because they inadvertently promote sprawl by requiring larger subdivisions to have more acres per house. At 31+ units, 9 acres is required per house. All this does is fragment the landscape. We recommend the following.....Two acres per house for any size subdivision. However, subdivisions of 2 - 10 units would be required to have 60% open space. If more than 10 unites are proposed, 70% open space would be required. All open space would be open to the public.

In our discussion last night, we were mixed on whether the open space should be required to be open to the public. Its main purpose is to maintain wildlife habitat and therefore open space needs to be contiguous with other wild lands in town.

The second important point missing is that in areas more than 500 feet from roads the CC recommends that we keep the 2 acres minimum lot size requirement and add a 30 acre minimum density requirement. This would allow for landowners to sell small lots and may encourage people to build closer to roads. Larger lots are likely to have longer driveways to more remote locations.

We also discussed creating a Field Manual to go with the Environmental Site Review Check List. This would allow future CC's or others involved to easily understand the process of reviewing proposed developments.

We will continue to make site visits to road crossing locations this winter whenever there is snow cover.

We ask that the planning board let us know any ideas they might have on other ways that we can help.

Patti Smith has joined the planning board and will no longer be on the CC. We are looking for someone to take her seat

Our next meeting will be Monday October 1<sup>st</sup>

Respectfully Submitted,

Adam Gebb