

Minutes Planning Commission Meeting October 27th , 2015

Attending: Matt Tell, Staley McDermet, Patti Smith, Kate Buttolph, Bennett Grout, Tim Segar
(Edie is at Windham Regional Commission's meeting tonight).
Mary Sargent (Zoning Administrator)

Matt called the meeting to order at 5:06 pm.

1. Minutes

Motion and second to approve minutes of October 13th . Approved unanimously.

2. Communications:

a. Green infrastructure meeting with WRC – KB summary of relevance to Marlboro. More relevant to towns with more development.

b. Matt emailed fluvial section of zoning to review by Alyssa Sabato of WRC.

c. Received Wilmington's zoning bylaw update. They just amended a few things. Not doing a full review like Marlboro. Discussion: good to look at Wilmington's update. Bennett looked at Newfane and Dummerston which are both more like Marlboro. Look at wildlife and neighboring areas which may be developments or good corridor connectors.

d. Julia, Mary and Forrest made permit application more clear so anyone can understand what they owe.

3. Timeline

Committee reviewed the reworked timeline. Planning Commission needs a deadline. Doing this public review in 3 parts, in sections. The first meetings are public forums for comments. PC needs to post a copy of proposed new zoning, one at the Town Hall and announcement in the Mixer. Forums should last an hour and committee could meet afterwards to discuss. Realistically we could warn all three forums in December. Matt will do a schedule for that.

4. Zoning Bylaw Revisions

The renewable energy section is now written; almost ready to review shoreline section; still have to review definitions. Suggestion that if we read it on our own and make any changes, an overview review should be quick. Also still to do: map with the districts. We stopped with Ag/forestry and wildlife crossings. Conservation districts will be voluntary, so if someone wants their land to be in a conservation district then it is restricted per the new zoning. Landowners could agree to conservation zoning but not going through easement process. Sale of that land will carry the conservation restrictions until there are changes to the zoning regulations.

Section 470: Renewable Energy Systems:

Staley provided an overview: Renewable sections definitions – 5 classifications. Aesthetic standards – conditional use permit. Added the removal of renewable energy systems, which is verbatim from telecommunications removal section. Staley has not done anything about what is allowed where until we approve this. Took out references to net-metering, because it's irrelevant to the use. Mostly concerned about physical size and impact of installation. Added language that state statute trumps Marlboro Township.

Staley moves that changes in **paragraph 1** be accepted. Agreed unanimously. No changes in Findings. **Paragraph 3** is Renewable Energy Systems. We discussed this last meeting. Building of a pad or solar system has to comply with the zone a homeowner is in. Think we should add glare issue to general standards. No objections to "Off Grid" proposal (3.a.1). Add line to #2 that folks applying to state send a copy of the application to the town so town knows about it. #2 is ok. 150 kw is distinction made by public service board so we are using that. 500 kw is cutoff for net metering. Anything higher is sold to the electric company. Numbers 3-5 are ok.

Paragraph 4, Standards for Aesthetic Evaluation. Green type is all from Quechee analysis with Staley changes for Marlboro. Only for a conditional use permit. Paragraph 4.a. is ok. Remove 4.b. because it puts too much pressure on the DRB to approve any wind tower that is 150' or less tower.

Discussion of Removal, 5. Limit notice requirement to systems with capacity of over 15 kw. Individual systems shouldn't have to file an annual notice. Suggest that entire section apply to systems that are over 15 kw. Agreed. But 5c. stays the same and applies to all. As does 5g. The 15 kw limit was added to appropriate paragraph, not entire section. Discussion of 5f. what does "unused" actually mean.? Applies to a developer of a large system that abandons a project without cleaning up the site.

Paragraph 6 on Wind Energy Systems. Four uses of wind energy system classifications. Question is whether they are all conditional uses? Yes, all wind systems should be conditional uses including small individual systems. Staley to change wording to so reflect. Definitions and conditions are unchanged. First sentence of 6.c. changed to say all subject to standards. 6.c.3. noise limit changed to 45 dBA.

Meeting adjourned at 7:05 pm. Next meeting on November 10th , the regularly scheduled time, at 5:00 pm.

Respectfully submitted, Kate Buttolph