

## Minutes Planning Commission Meeting July 8, 2014

Attending: Matt Tell, Edie Mas, Patti Smith, Bennett Grout  
Mary Sargent (Zoning Administrator), Kate Buttolph

Meeting was called to order at 5:16 pm by Matt Tell-Chair.

Matt welcomed Kate to the PC, which will become official at the next Select Board meeting Thursday. She shared her email and mail addresses, and Edie said she would update the members' list. Nels' term has expired; Francie has mentioned she may need to resign; she was asked by Matt to stay on the PC until a replacement has been found. Some names were discussed, along with felt need to have next member be connected to Marlboro College.

1. **Minutes**

Edie mentioned a correction is needed in the June 10<sup>th</sup> minutes mailed out in advance of meeting, as she forgot to include work done on Article III chart. To be added to minutes:

**#6: Zoning Review: Article III**

Started at Kennel in "Zoning Use Chart Comparisons" and ended at "Religious Institution". See revised chart for changes.

Motion to approve corrected minutes. Unanimously approved.

2. **Mail**

- State has sent a letter stating that Marlboro College's application to extend its water main is complete. No action needed.
- WRC sent letter informing PC of deadline for submission of municipal grant requests (September 30<sup>th</sup>). Consensus that PC is fully occupied at this point with revision of current Zoning, so will not apply for grant. When this is done, it might be interesting to ask for help to pursue idea of establishing a Village Common in Marlboro. No action needed.

3. **Verizon Cell Tower**

Balloon test conducted June 27<sup>th</sup>. Public Meeting has tentatively been scheduled for July 15<sup>th</sup> at 5:30 at MES, provided that they supply data of projected coverage areas to Town and PC ahead of time. Matt will contact Pieter to let them know. If public meeting is held on 15<sup>th</sup>, there will be no special PC meeting on July 22<sup>nd</sup>. Given the short time to let people know, Edie will post info on Front Porch Forum.

Matt also distributed a draft letter the WRC has written voicing their concerns about the tower, which are similar to ones discussed by the PC. Matt will bring maps and PC members asked to come early to help set up the Junior High room.

4. **Village Designation**

Matt and Edie attended meeting to review Village application in Montpelier. Application was approved

5. **New State Shoreline guidelines**

General consensus that the PC recommend to the Select Board that Marlboro not seek Municipal Delegation of permit authority for the Lakes and Ponds Shoreland Permit Program. A sentence needs to be added to zoning revisions that any lakes over 10 acres are subject to new State guidelines.

6. **Zoning Review: Article III**

Started at Religious Institution in "Zoning Use Chart Comparisons" and ended at "Single Family or Two-family Residence". Edie mentioned that she is continuing her search for definitions and descriptions for Renewable Energy Systems in various towns zoning, so far without much success (10 towns reviewed). Discussion deferred. Mary brought up need to include "Food Truck" in chart. Decision to adopt definition of Riding Stable from definition of Kennel, omitting a minimum number (in this case, of horses) before permitting is needed. See revised chart for changes.

Meeting adjourned at 7:03 pm.

Respectfully submitted, Edie Mas