

## Minutes Planning Commission Meeting August 26, 2014

*Attending:* Staley McDermet, Edie Mas, Bennett Grout, Kate Buttolph, Patti Smith, Matt Tell  
Mary Sargent (Zoning Administrator)  
*Guests:* Michael Boylen, Deborah Ferholt, Julian Ferholt

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

1. **Minutes**

Motion to approve minutes. Unanimously approved.

2. **Mail**

No mail. A "Federal Highway Map" was received from Jeff Nugent (WRC), for Marcia .

3. **Verizon Cell Tower**

Kate's revisions on the draft letter were reviewed. Edie suggested putting the actual quotes from Marlboro's Town Plan in italics. Agreed. Staley moved and Edie seconded to approve sending the revised draft to the Select Board for review. Unanimously approved. Kate will make changes and send it to Matt, who will send it to Marcia.

Matt read an email from John Bennett in support of the PC's position, and Matt will send copies to the WRC, VNR (Marie Caduto), and the Public Advocacy division of the State Public Service Department

4. **Rules of Procedure**

Staley moved and Bennett seconded to readopt the existing Rules of Procedure. Unanimously passed.

5. **Zoning Review: Article III**

Discussion concerning definition of Riding Stable. Discussion whether to allow it as a conditional use in Residential Zone. Vote taken. One opposed, so will be listed as Conditional Use. Definition for a State Facility is needed. Storage facilities by itself was eliminated. A definition for Veterinary Clinic is needed. Some discussion whether Family needs to be defined. Wildlife Refuge eliminated as a Use.

Refer to updated Zoning Use and Zoning Regs for latest draft.

Meeting adjourned at 7:00 pm. Next meeting September 9<sup>th</sup>.

Respectfully submitted, Edie Mas