

## DRAFT Minutes Planning Commission Meeting September 23, 2014

*Attending:* Matt Tell, Tim Segar, Staley McDermet, Edie Mas, Bennett Grout, Patti Smith  
Mary Sargent (Zoning Administrator)

Matt called the meeting to order at 5:15 pm. Everyone welcomed Tim Segar, new PC member. Edie got information so she can now send out an updated listing.

1. **Minutes**

Motion to approve minutes. Unanimously approved.

2. **Mail**

-VLCT Fall Planning and Zoning meeting October 29<sup>th</sup> has some interesting agenda items. Mary will see if she can go as they are especially relevant to Zoning Administrators.

-National Business Institute sent a notice of a Vermont Land Use seminar December 4<sup>th</sup>.

- No news from Verizon.

3. **Zoning Review: Article III**

There was a brief discussion about the definition of small wind system. Edie mentioned she had gotten copies of maps made a few years ago by the Windham Regional Commission on possible wind and solar sites in Marlboro which she will bring to the next meeting.

The PC then tuned to the next section of the “Zoning Use Chart Comparisons, titled “Dimensional Standards”. Each column was reviewed, starting with RUR, Rural Residential. Staley had added a phrase “per dwelling unit” to the Lot Area Minimum requirements. After considerable discussion, a vote was taken. Four voted to keep existing phrase “Lot Area Minimum” and “Lot Frontage Minimum”; two voted to change by adding “per Dwelling Unit”. The phrases will remain as written. The rest of this column was not changed. VIL, Village District as reviewed and not changed. The next district, AGR/F, Agriculture/Forest Production, the former PRO, Resource Production was reviewed. Staley and Patti had proposed increasing the minimum acreage in this district from 10 to 27 acres. A lively discussion ensued, as some felt this might discourage agriculture and forestry on smaller acreage, or not allow families to build additional houses on their land in this district. 27 acres was picked as a dimension to encourage enrollment in Land Use program, although land can be in Land Use with more house-sites than one if the total area is for example more than 29 acres but less than 54. In the old PRO district an owner could build 5 houses on 50 acres and remain in Land Use. In the proposed new proposed lot size minimum, he/she would only be allowed to build one house. It was decided to keep the 27 acres for the moment, with the possibility to revisit this once the locations of the proposed districts are reviewed on a map. Front yard minimum was changed from 50 feet to 30 feet. CONS, Conservation district dimensions were then reviewed. Building Size/Footprint Maximum was reduced to 5,000 from 10,000 SF. COM-W, Commercial West, the former REC, Recreational/Commercial, was next reviewed. In the course of discussion about the proposed change in Building Size/Footprint Maximum from 10,000 to 6,000 SF, it was felt the standard should only say “Footprint Maximum” for the main building, as “Building Size” meant something different, i.e. a three-story building, which is permitted. Discussion ended here, to start with discussion of proposed 6,000 SF with the new definition.

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

Meeting adjourned at 7:01 pm. Next meeting October 14th.

Respectfully submitted, Edie Mas