

Minutes Marlboro Planning Commission

Oct. 14th, 2014

Present were Tim Segar, Matt Tell, Staley Mc Dermet, Patti Smith, Bennet Grout, Kate Buttolph, Mary Sargent (Zoning Administrator)

5:14 Called to order by Matt Tell

Minutes of Sept. 23 passed accepted as written

No mail arrived in the past 2 weeks

Zoning Chart was discussed.

Staley explained the note-taking procedure he follows in recording changes to the zoning use chart. He raised a question of vocabulary regarding building size vs. footprint vs. volume/bulk– what are we regulating?

Proposal was made by Staley to define building size as the floor area of all buildings and attached accessory buildings excluding unused attics and basements as per the zoning regulations. He also proposed two categories be stated separately: Building area and building footprint. This changed was discussed. It was decided to exempt attics and include basements when calculating building area.

Regarding the issue of **building bulk** – it was agreed to eliminate that category as it is already regulated in section 315

We returned to the issue of housing density discussed at our last meeting. Discussion of P.U.D.s – planned unit developments followed - necessary acreage was discussed. It was decided to return to the formula that progressively increases the necessary acres in a P.U.D. depending on the number of units.

The review of the Zoning Use Chart was completed the format of a chart for all information was recommended. The duplication of the information in the Zoning regulations document could be confusing to users. This matter was taken under consideration.

Meeting adjourned at 7:02pm

Respectfully submitted – Tim Segar