

Minutes Planning Commission Meeting Feb 10 , 2015

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

Excused: Kate Buttolph

Matt called the meeting to order at 5:45 pm.

1. **Minutes**

Motion and seconded to approve minutes of January 27th with date correction. Unanimously approved.

2. **Mail**

Matt reported no mail.

3. **Marlboro Hazard Mitigation grant**

The Select Board would like to have the PC select two members for the committee that will be in charge of overseeing this grant, holding community meetings, writing reports etc. Bennett and Matt said they would be interested; Kate was suggested as she expressed interest in the Marlboro Emergency effort.

4. **Zoning Review: Article III**

Concerning possible new Conservation Priority areas, Staley has heard from one nonresidential landowner, and contacted another who is considering it. Patti got an affirmative answer, and one that did not feel able to as they are currently in negotiations with VLT over a potential swap on their land.

Concerning adding to the Agriculture/Forestry Zone (former "Resource Production"), Staley contacted Jeff Nugent concerning his guidance on soils that was applied to the Town Plan's proposed Land Use Map. He referred Staley to a State Agricultural priority map that was not too helpful. Staley will arrange to meet with Jeff to go over this more. Tim called up Google Earth map of Marlboro on his computer, which he suggested might be helpful to PC members.

Concerning the fluvial hazard overlay map, Edie will contact Jeff. Concerning locating the town records on the Town Park lot, Matt will follow up to find documentation of this discussion.

In her search for a description of Variable Lot description, Edie shared information on results of the 2005 Housing Survey and map, and the 2011 Focus Group summary on Village and Conservation options, that might be useful in upcoming public meetings.

5. **Section 340- Definition of Wildlife Road Crossing Overlay District**

The description was reviewed. Patti will look into the rationale for 1500 and 500 feet boundaries. A decision was made to hold on Section 340.3. There was a discussion about the meaning of "permitted" in various sections. Did it mean the use was simply permitted (allowed), or did it mean that a permit was needed? Mary feels that these meanings can be easily confused. There was also some discussion to confirm that the proposed wildlife crossings are ones that could be backed up by the Conservation Commission as ones where wildlife had been observed to use (by tracks, etc), not where wildlife *might* use if future development in the area occurred. It will be important to have this rationale for the public meetings.

Discussion stopped at Section 340.4 (#3a).

Meeting adjourned at 7:32 pm. Next meeting on February 24th, at 5:30. Tim has a late class and will not be able to attend.

Respectfully submitted, Edie Mas