

Draft Minutes Planning Commission Meeting October 13th , 2015

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

Matt called the meeting to order at 5:05 pm.

1. **Minutes**

Motion and second to approve minutes of September 8th . Approved unanimously. (Note: meeting September 22 was cancelled due to lack of quorum).

2. **Communications:**

No communications. Matt and Bennett attended WRC Hazards Mitigation meeting September 22nd. They are interested in our Fluvial/Flood guidelines. Staley will forward to Matt and he will send them on.

3. **Timeline**

Edie shared a reworked timeline to reflect where we currently are- tasks have not changed, just the month when they will take place. As projected, if the projected public meetings are needed, we will need a special Town Meeting in July of 2017 (or wait until April 2018) to approve the final zoning. See attached timeline.

4. **Review of Wildlife Crossing Areas**

George Leoniak arrived to answer questions about the proposed wildlife crossing areas. The Conservation Commission has a map with numbers on the crossings, and a rating of each crossing, and the number of visits, with notes, that they made. They also looked at aerial photos of Marlboro. Only 4-5 sites were not visited- information there is anecdotal. George will send info to Matt, including a map with the numbers. In general, they selected crossing areas by two methods: 1) driveby visits- more a habitat analysis, not actual tracks or observations. 2) observations of people who live nearby area – like himself. In general, they looked for a good habitat area, with cover crossing the road from one side to the other, or a stream crossing.

Edie asked what was the larger movement of wildlife, to place Marlboro in it. George said it was generally a North-South movement. Tim asked if these crossings are durable? Are they based on the existing land corridors? Perhaps if we could have a map with corridors, that included the topography for orientation, it would be helpful. It was felt it would be helpful to share our description of the proposed Wildlife Corridor with George. Staley will mail it to him. There being no more questions, George left at 5:45.

5. **Zoning Bylaw Revisions**

There was a general discussion about status of the Bylaws, and upcoming public meetings. Staley went over how he thinks it might work to present the new Bylaws in public meetings. First copy would be existing By-Laws. Second version would show proposed highlighted in grey. Third version would show all the deletions and changes. Discussion over how to make it understandable to the public.

Section 360 : Shoreline regulations: Patti will be ready by the next meeting to outline new guidelines here.

Section 470: Renewable Energy Systems

- a. Staley outlined his proposed changes (in red) in this section. Much comes from the “Queechee Test” , setting standards for an aesthetic evaluation for net metered projects that should be considered by the Public Service Board. Discussion on these standards. Also discussion on the differentiation of projects up to 150 versus over 150 KWH. This would seem to be a deciding mark for projects that would need further review.
- b. Edie mentioned perhaps we could consider the various ways proposed projects could be evaluated, not just on an esthetic criteria, i.e. affordability; noise; impact on global climate change (mentioning that our Town Plan advocates for renewable energy).
- c. Mary pointed out that net metering projects are exempt from local zoning requirements (Act 248).
- d. Decision to think on criteria that might be reflected in the zoning, and also recognizing that current State regulations will not consider Town Zoning in Renewable Energy applications.

Meeting adjourned at 7:00 pm. Next meeting on October 27nd , the regularly scheduled time, at 5:00 pm.

Respectfully submitted, Edie Mas