

Preamble to Zoning Regulations
Dec. 22, 2015

The Planning Commission has been carefully revising and improving the Town of Marlboro's Zoning Regulations since 2011. In preparation for public review of our proposed document we thought it would be useful to discuss the principles that guided us as we made difficult decisions and some of the process that allowed us to reach consensus.

Marlboro Vermont has a wealth of natural and human resources. Our forests, open spaces, waterways, and animal habitats are in good balance with our agriculture, forestry, commercial and habitation areas, and we were driven first and foremost by the responsibility to preserve, protect, and promote these characteristics. We were also compelled by the recognition of certain pressing needs in our town: the need of affordable housing, the need of renewable energy, the need of commercial development, and the need of better communication resources (i.e. phone and internet connection).

By clearly defining zones of village, commercial, agricultural, rural residential, college, and conservation activity and by overlaying on those zones, areas of wildlife habitat, waterway protection, wildlife road crossings, and flood protection we believe we have created a reasonable approach to responsible development in our town. We were guided in this mapping by information from the town, particularly "The Town Plan", as well as county, and state agencies such as the Windham Regional Commission, the Marlboro Conservation Commission, the Vermont Agency of Natural Resources, Vermont Natural Resources Council, Vermont Public Service Board, the Vermont League of Cities and Towns, New Hampshire Handbook For Sustainable Development, and The Marlboro Town Visiting Committee. As we looked at zoning regulations we made distinctions between what was important and different about each zone. The interaction of each zoning regulation with the overlay districts will be key to understanding the document that follows. In all our decisions we have tried to balance the interests of individuals, institutions, and businesses, and the unique character of Marlboro, its natural and wildlife resources, and the environment.

The Planning Commission.