

DRAFT Minutes Planning Commission Meeting June 14th, 2016

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

Matt called the meeting to order at 5:10 pm.

1. Minutes

Minutes of May 24^h meeting approved as amended (date of next meeting corrected).

2. Communications

Edie went over emails of maps she had received and forwarded to PC from Jeff Nugent (discussed later). The Community Supper takes place on June 28th, so decision made not to meet on this date.

3. Maps and Timeline

Edie asked Jeff to prepare 4 draft maps for future public review online and at meetings:

1. Zoning districts;
2. Wildlife Crossings & Wildlife Setback;
3. Fluvial;
4. Stream Setbacks and Buffer Areas.

There are no issues with #1 & 2. With #3, some clarification is needed around terminology- Floodways versus Flood Hazard Area? Fluvial? Edie will contact Alyssa and Jeff concerning this. Concerning #4, PC agreed with Jeff's map that took into consideration rivers and streams that crossed the 500-ft setback, came back, etc. Decision to buffer on-stream ponds as the river, but not isolated little ponds.

Also, Jeff has suggested that it will be possible to have an interactive map where people can add the overlays to see the total effect, with an online link from Marlboro's webpage. Agreement that this would be useful. Edie will get back to Jeff on these decisions.

Matt mentioned that the deadline for submitting something to the Mixer was June 15th; what did PC want to say about the public forum? Decision made to put in a general comment about having the first forum in August, give that there is now only one meeting before Jul 26th (July 12th). If there are no needed revisions, it still may be possible to bring the new zoning to Town Meeting vote in March 2017.

4. Sign Ordinance

Finalized Sign Ordinance needs to be sent to Select Board for approval before removing it from Zoning where it currently is. Matt will forward draft to Edie, who will review, revise, and send out to PC for review and approval.

5. Continuing Review of written comments and ByLaws

Following the very helpful outline Staley had prepared, PC reviewed his notes on Sections 305 through 390, making various changes, and stopping before discussion on proposed density requirements (starting with Section 306, Village, p 14). See latest version of Zoning ByLaw draft.

Meeting adjourned at 7:10; next meeting July 12th , 5 pm at Town offices. .

Respectfully Submitted, Edie Mas, Secretary