

## Minutes Planning Commission Meeting July 26<sup>th</sup>, 2016

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

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

### 1. Minutes

Minutes of July 12<sup>h</sup> meeting approved as written.

### 2. Communications

- Notification from Verizon that it wants to collocate on existing 47 ft tower at Marlboro College. PC has no comments, other than it is a good idea.
- Northeast Organic Farming Asso. Sent informational guide on supporting small enterprises in our community.
- Notice from WRC of a Public Hearing August 15<sup>th</sup>, 7 pm, on Dover Town Plan.
- Forrest let Matt know that the next scheduled PC meeting falls on Primary Day, August 9<sup>th</sup>, so PC would need to hold it in a different location. Matt will explore whether the school library is available. Neither Matt or Patti will be able to attend.
- Edie forwarded to the PC an email discussion she has had with Alyssa from WRC, following up on the meeting with ANR and WRC concerning the Flood Hazard Area map. She says that the Town is eligible for the higher percent of state support in a future flood incident by having a map and plan in place- the map does not need to include the areas flooded.
- Staley will attend Select Board meeting to answer questions concerning proposed Sign Ordinance.

### 3. Draft Wildlife Crossing Map

Adam Gebb arrived to discuss newest version of the Wildlife Crossing Map. The February version which was circulated to the PC is not the most recent- dated March 2016. Patti has a copy and will send all PC members a copy. This latest version is after visiting each crossing three times. Some are smaller, some larger, and a new one, #22, has been added. #10 has been split into 10A and 10B. There was a discussion about the value of including numbers by each crossing, as it makes it easier to refer to them. If numbered, the Key needs to refer with a name for the numbers, like Marlboro Conservation Commission crossing designation. Although the latest map differentiates between riparian crossings and terrestrial crossings, Adam said the final map did not need to make a difference between them.

Although the Conservation Commission will be continuing to monitor the crossings, Adam said they will not submit another map before it is taken to the voters. The PC will review the March map and compare it with the older version at a future date, to decide on the draft map to be presented to the Town.

### 4. Bylaw revision

A number of issues outlined by Staley were resolved:

- 150 tower height allowed for wind energy systems
- As agriculture (or farming), and forestry will be exempted from wildlife crossing and wildlife areas, the State definition of each needs to be clearly put into the definition, with a reference to State statute. Edie will check with John Bennett from WRC what the final legislation passed was concerning forestry. Motions made, seconded, and passed to exempt "Farming" and "Forestry" (or appropriate term), from these overlay districts.
- Proposed addition to add density requirements to all the different Zoning districts was dropped.
- A number of issues concerning the Definition section were clarified. See revised draft of Zoning.

Meeting adjourned at 7:05; next meeting August 9<sup>th</sup>, 5 pm at MES (to be confirmed).

Respectfully Submitted, Edie Mas, Secretary