

Minutes Planning Commission Meeting October 11th, 2016

Attending: Matt Tell, Staley McDermet, Patti Smith, Edie Mas, Bennett Grout, Tim Segar

Matt called the meeting to order at 5:30 pm.

1. **Minutes**

Minutes of September 27th meeting approved.

2. **Communications**: none

3. **Budget**: Budget proposal has been passed on to Marcia and Linda Peters. Select Board has not yet approved it

4. **Bylaw revision**

Staley updated the worksheet on unresolved issues on the proposed Zoning. The following was discussed:

- **Section 380 – 391: Flood Hazard Regulations and Flood Hazard Area Overlay District**

Due to internet being apparently down at the Town offices, PC was not able to download various versions of this section so Edie summarized her comparison of the existing PC draft and the suggested WRC version of these regulations, as she had brought the paper versions. The current draft of Section 330 is 12 pages long; the one from WRC is 35. Much of the added information in the WRC version would seem to be detailed descriptions of the Development Standards and the and duties and responsibilities of the Zoning Administrator vis a vis these regulations. It would appear the WRC proposed “model” was written to be free-standing, as an independent Bylaw, as it was written for all the towns in Windham region. For Marlboro, there are many areas that overlap with existing language in the current draft Bylaws.

A decision was made to stay with the Town’s current Bylaw draft, reviewing the definitions as there are some small changes and additions that might be useful.

Decision made to change the title of the regulations to “Flood and Fluvial Erosion Hazard Regulations”, adding “Fluvial Erosion” where appropriate in the body of the draft regulations and on the map. The existing map that Jeff Nugent created for the PC will remain, with the third area described as “Town-identified Fluvial Erosion Hazard Area”. Definitions section reviewed up to “new construction”. Refer to latest version of Zoning Bylaws for changes, and proposed changes after that to be reviewed at next PC meeting.

Edie said she would contact Marie Caduto at ANR and Alyssa Sabetto at WRC, as to these decisions and the rationale.

- **Section 410: Calculation of Required Lot Area and Setbacks**

Staley suggested a change in current Bylaw draft not to include the private right-of-way, which has a required 50 feet, in the calculation of the Lot Area Minimum. This change was defeated by vote, leaving the draft as is. Draft changed that setbacks apply to private right-of-way.

- **Article VIII (Maps).**

PC approved the following changes in the map names:

Map #3 changed to “Flood and Fluvial Erosion Hazard Area”

Map # 4 changed to “Shoreland and Surface Water Buffer Overlays”

5. **Hearing date**

no hearing date set.

next meeting (30 days’ notice required).

Meeting adjourned 7:07; next meeting October 25th, 5 pm.

Respectfully Submitted, Edie Mas, Secretary