

Marlboro Conservation Commission Minutes For June 11 , 2012

Those Attending : Adam Gebb , Patti Smith , Kristina Weeks, Sally White and Charlie Schneeweis

The meeting was spent discussing the proposed new Zoning Regulations for Marlboro.

1- PUD's We recommend scrapping the old PUD acreage requirements because they inadvertently promote sprawl by requiring larger subdivisions to have more acres per house. At 31+ unites, 9 acres is required per house. All this does is fragment the landscape. We recommend the following.....Two acres per house for any size subdivision. However, subdivisions of 2 - 10 units would be required to have 60% open space. If more than 10 unites are proposed, 70% open space would be required. All open space would be open to the public.

2- Regarding the SHOD. (Sensitive Habitat Overlay District) We recommend calling it the "The Wildlife Road Crossing Overlay District". We have researched this district for 4 years and the research has been very focused. The district is all about maintaining travel ways, so that wildlife can get from one core habitat block to another.

3- Wildlife road crossings. Currently, there are 20 of them and they add up to 20% of the towns frontage on class 1 , 2 and 3 roads. We reviewed all and chose 5 that could be considered less threatened. If having only 15 crossings makes it easier for an overlay district to pass, we have the list ready to go.

4- In the upcoming version of Marlboro's Zoning Regulations there needs to be a detailed list of Standards for reviewing proposed developments in the Wildlife Overlay District and for areas more than 500 feet back from roads. We have started the lists and will continue at the next CC meeting.

Our next meeting will be Monday August 6th.

Respectfully Submitted,

Adam Gebb