

## Minutes Planning Commission Meeting April 14 , 2015

*Attending:* Matt Tell, Staley McDermet, Edie Mas, Patti Smith, Kate Buttolph, Bennett Grout, Tim Segar  
Mary Sargent (Zoning Administrator)

*Guest:* Alice Herrick

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

1. **Minutes**

Motion and second to approve minutes of March 25<sup>h</sup>. Approved unanimously.

2. **Communications**

Announcement from Velco about a public meeting April 15<sup>th</sup>, 10 am-1 pm, re: long-range transmission plans. NB: no one attended the Dummerston public meeting on its new zoning; in reviewing again, informally, their proposed zoning map and description, it was noted that the Conservation District allows houses and other buildings, and is zoned for a minimum of 10 acres, so is different from Marlboro's Conservation District.

3. **Rules of Procedure**

Everyone has now signed the new Rules of Procedure, adopted at the last meeting March 25<sup>th</sup>.

4. **Schedule for Public Meetings on Zoning**

In reviewing timeline, which calls for a meeting in April, decision made that it is still too early to schedule meetings. To assist in this process, Tim will draft a summary of the Town Plan that can help explain some of the changes proposed in the Zoning Bylaws, and Staley will highlight pending sections in the new draft Zoning Regulations where some decision needs to be made, or information completed, and mail it to PC before next meeting. PC members will review this and come prepared to OK or suggest modifications in these sections at the next meeting April 28<sup>th</sup>.

5. **Zoning Bylaw Revisions**

Discussion continued with review at Section 340.7. Decision made to move these definitions to the definition section of the Bylaws, possibly putting those words that are defined in italics or bold in the text, so readers know to refer to definition section.

After much discussion, decision made to eliminate the word "core" and combine two definitions into one, "Contiguous Significant Wildlife Habitat" (340.4) . Other definitions were discussed, namely:

- Development Envelope: added septic and wells.
- Forest Fragmentation: OK
- Landscape: OK
- Principal Structure: eliminate as already defined.
- Vernal Pool: add "is used by vernal pool obligate species such as spotted salamander, wood frogs, finger-nail clams, jefferson salamanders".
- Wildlife Travel Corridors: OK

Section 350: Wildlife Habitat Overlay

Before starting on reviewing specific paragraphs, Edie asked if there could be a general discussion concerning whether to create an Overlay District as proposed by the Conservation Commission, given the care the PC has exercised concerning obtaining owner's agreement in identifying Conservation Districts, whereas this overlay would not be by consent. Staley also brought up question about whether there is any suitable agricultural land in Marlboro, given his discussion with Federal Agricultural people.

Conversation will be continued at next meeting.

Meeting adjourned at 7:05 pm. Next meeting on April 28<sup>th</sup>, at 5:00.

Respectfully submitted, Edie Mas