

Minutes Planning Commission Meeting Sept 13th , 2016

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

Matt called the meeting to order at 5:02 pm.

1. Minutes

Minutes of August 9^h meeting approved as written.

Note: due to a lack of quorum, no meeting was held on August 23rd .

2. Communications:

- Edie has been in communication with Alyssa Sabetto of the WRC, concerning their recommended new guidelines on Fluvial/Flood Hazard. Although not final, it is now able to be shared so we can review and compare it to our draft guidelines. Alyssa shared this draft, and Edie will forward to the PC.
- Consensus that it would be good for Edie to take these guidelines and compare and get back to PC concerning possible changes PC might make.

3. Sign Ordinance

- Mary brought up new signs on MacArthur road (8 of them), concerning Neighborhood Watch. There is a lack of guidance concerning signs like this in our current proposed section on Signs, which she feels would be helpful.
- Suggestion made for Mary to bring to next PC meeting proposed wording the PC might consider.

4. Draft Wildlife Crossing Maps

Review of changes to map made and approved.

5. Bylaw revision

- Staley had circulated a worksheet on unresolved issues on the proposed Zoning Guideline, which were reviewed. Items include Section 310, 311, 320, 440, 452.1, 452.2, 453.1, 456.1, 459, 5051, 506, 610, 672.2, 675.3. These were all resolved satisfactorily.
- Article VII, Definitions, still needs a definition of "Food Cart" which Mary will provide.
- Article VIII, Maps. Decision on names for maps postponed.

Note: Edie left meeting at this point; remainder is gathered from conversation with Tim and Matt after the meeting.

- Staley brought up the new Conservation Priority District properties, and distributed information concerning these along with a description of same titled "Considerations in Reclassifying Land..." Decision made to postpone discussion of this until next meeting, but to contact potential owners of Conservation Priority District parcels. This was divided up among PC members present.
- Section 380, Flood Hazard changes pending comparison with WRC guidelines (see above).
- Section 307 and variable lot size zoning in Ag/Forest production area. Patti had forwarded a document to PC, and Edie had forwarded a proposed plan of action, which was reviewed. It was decided that there was too little time to explore this before the proposed first hearing. If it got developed in time, then it could be added to the Bylaws.

6. Marlboro Fair display

Plans were made for set up and take down of proposed Zoning maps at the Community Tent at the Fair Sept 17th.

Meeting adjourned 7:00; next meeting September 27th, 5 pm.

Respectfully Submitted, Edie Mas, Secretary