

## **Meeting of the Marlboro Planning Commission, March 21, 2017**

*In attendance:* Matt Tell, Bennett Grout, Staley McDermet, Patti Smith. Also present, Mary Sargent, Zoning Administrator

The Chair called the meeting to order at 5:05

*Minutes:* The minutes from the last meeting were approved as submitted.

*Communications:* WRC sent a notification of proposed collaborative watershed project, pending funding, to involve three towns in Green River Watershed Guilford, Halifax & Marlboro.

Some comments on the zoning were also received, and will be reviewed below.

### **Annual meeting**

The PC voted unanimously to approve the following slate of officers for the coming year: Chair, Matt Tell; Vice-chair, Staley McDermet; Secretary, Edie Mas.

The Commission also unanimously approved the Rules of Procedure.

### **Regular Meeting**

We reviewed the comments received at the last public hearing of the Zoning Regulations, and the comments received via e-mail.

We received a request to add a type of siding to the list of "approved sidings" to the list of Building Materials in the Rural Residential district. Because the Additional Standards apply to Commercial Buildings, which are not permitted in Rural Residential, we chose to eliminate the list of Additional Standards from this section.

A request to increase the distance (from 25' to 75') of accessory structures exempted from review in the Wildlife Habitat and Road Crossing overlays was discussed. The commission decided to leave the exempted distance at 25' because of the potential for structures to impact the function of the overlays.

Agreed to add language from 24 V.S.A. to language of Section 205, Violations and Enforcement.

Section 309 (COM-E): Agreed to clarify description of width of this district as shown in draft.

Language was added to Section 343.1 & 343.2 to close a loophole that would have permitted incremental expansion over time without review.

Language was copied from the Wildlife Road Crossing overlay and added to the Wildlife Habitat Overlay to clarify that it is not the intention of the Town to prohibit development in these areas.

The buffer around mast stands in the Wildlife Habitat Overlay was rounded down from 1,320' to 1,300'.

Language was added to the Surface Water Buffer Overlay to address the issue of inaccuracies in maps.

The commission made a number of small changes to language regarding signs to address signs with more than two faces, to specify the number of faces certain types of signs can have, and to clarify sign dimensions.

Commissioners agreed to try to recruit new members.

The next public hearing on the Zoning Regulations has been scheduled for April 25 (time?). Matt will check on the availability of the Junior High room.

Meeting adjourned at 6:22. Next meeting, April 11, 2017.

Respectfully submitted, Patti Smith