

## **Draft Minutes: Meeting of the Marlboro Planning Commission, July 25, 2017**

*In attendance:* Matt Tell, Bennett Grout, Staley McDermet, Patti Smith, Tim Segar, Edie Mas.  
*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. The minutes of the June 13<sup>th</sup> Public Hearing were approved as corrected as per Marcia Hamilton's suggested changes.

*Communications:* Matt mentioned a communication he had with Carol Hendrickson, asking if the PC wanted to be included in the Community tent at the Marlboro Fair. Question tabled. Matt also mentioned an email from Marcia regarding possible new member, Steve Neratko. Matt invited him to the PC meeting. Donald Sherefkin is also interested. PC also received an email from Ashley concerning CC issues.

### *Discussion on zoning ByLaws*

#### 1. Wildlife Road Crossing Overlay:

Staley began discussion by proposing PC remove the Wildlife Road Crossing Overlay (WRC) from the proposed Zoning Bylaws. Patti offered the suggestion that PC could invite specialists to the next public meeting to discuss overlays. She also suggested if the WRC was dropped, that PC increase the riparian crossings from the current 50 feet to 100 at or along roads.

There seemed to be a general consensus that, if included, the WRC could cause the entire draft zoning to be voted down. A motion was made and seconded that Section 340 (Wildlife Road Crossing Overlay) be eliminated from proposed zoning regulations, and any related language in other sections. Motion passed with 5 in favor, 1 abstention.

Discussion continued that, as planned, some of the PC would attend the next Conservation Commission meeting on August 7<sup>th</sup>. It would inform the CC of the PC's decision, and would encourage it to continue its work documenting crossings so that a crossing overlay could be prepared for the future. Decision made to take no action on Patti's suggestion concerning the riparian crossings.

#### 2. Flood and Fluvial Section 380

Edie and Staley mentioned that they had held a meeting with John Broker-Campbell of ANR on July 17<sup>th</sup> concerning the updated Flood and Fluvial section of the ByLaws, and went over the new checklist, correcting the draft zoning in order for the ByLaws to meet minimum compliance standards. Staley sent these to John afterwards to be reviewed with any changes needed to be sure they are compliant with Federal Regulations and make the Town eligible for maximum State flood relief. A motion was then made to approve corrections in the Flood and Fluvial Section 380, as discussed with ANR, plus any corrections by ANR received later that are acceptable to Edie. Seconded and all voted in favor.

3. VNRC Suggestions: Staley then went over the suggestions made by VNRC, which he has incorporated in Sections 351, 355, and 356. Motion made and seconded to approve these changes. All in favor. (Tim left).

#### 4. Change in Consultation on Sensitive Wildlife Areas

Following up on Tim's suggestions, a motion was made and seconded to change the Title of Section 355 to "Consultation with Environmental Consultant", and state in the second paragraph that the environmental consultation can be with either the Conservation Commission or the State Fish and Wildlife, as chosen by applicant contemplating work..." (see draft byLaws). All in favor.

## 5. Housekeeping issues

Staley mentioned there were a number of routine housekeeping changes now reflected in the Zoning ByLaws draft. Motion made and seconded and unanimously approved to make these changes in the draft.

### *Next Public Hearing*

A Public Hearing was set for Tuesday, August 29<sup>th</sup> at 6 pm at MES. (Confirmed later by Matt). (Edie left).

### *More Bylaw changes:*

E-mail sent by Dan Cotter to Tim was reviewed and the following two changes were made to the proposed revisions of the regulations:

1. Clarify Section 455 by adding “commercial advertising”, so that Section 455 now reads: “A *commercial advertising* sign that interferes with, imitates, or resembles any official traffic control sign ...”.
2. Clarify Section 452.1 by adding the word “public” in Section 452.1 so that it now reads: “A “Sign” ... visible from any highway or other *public* right-of-way.”

Staley said he would reply to Dan's e-mail.

Meeting adjourned 6:30.

Next meeting: August 8th, 5 pm, Town Offices. Matt will not be present.

Respectfully submitted, Edie Mas