

Draft Minutes: Meeting of the Marlboro Planning Commission, September 12, 2017

In attendance: Matt Tell, Staley McDermet, Patti Smith, Tim Segar, Edie Mas.

Also present, Mary Sargent, Zoning Administrator.

Chair Matt Tell called the meeting to order at 5:05

Minutes: The minutes from the last meeting were approved unanimously as written. There were no corrections or additions on the Minutes from the Public Hearing August 29th.

Communications: The PC received two emails from the Conservation Commission, the first concerning the "Stay Connected" meeting in Wilmington Sept 19th, 6:30-8:30, and the CC meeting at 7 pm Sept 12. Edie and Staley planning to go to the "Stay Connected" meeting.

Marlboro Fair: Tim will provide 3 easels on Friday and bring maps; Matt will bring tables on Friday; Edie will bring some timelines; Needed: a copy of the current zoning draft.

Select Board meeting: Question whether it will be discussed at next meeting (Sept 14) as Peter can't come although Marcia will introduce it; more PC input needed at next meeting September 28th. Meeting time 5:00.

New PC Members: Matt has not heard yet from Don; Tim asked if PC wanted to consider a new member that was part of Marlboro College faculty, seeing as he will be retiring? Affirmed.

Discussion on draft Zoning Bylaws: Setback Waiver: Megan MacArthur came to the PC meeting to talk about the setback problem she encountered at a recent DRB meeting. She had applied for a variance to build a garage close to her house which was denied as it did not meet one of the 5 criteria, set back (her existing house also does not meet setback requirements and is considered non-conforming). The nearest to the road corner of the garage is 43 feet from the center of the road. Proposed zoning would change setback to require 50 feet from edge of traveled way (75 feet total). She was asking PC to create guidelines for allowing a setback waiver. PC members responded that they are not necessarily opposed, but the standards would have to be developed so it would be clear for the DRB. It was mentioned that this issue had been discussed at the last PC meeting (see minutes from August 29th), where the decision was made to approve the existing draft without changes for forwarding to the Select Board, where this issue could be deliberated. It was suggested she come to the SB meeting on Sept 28th, which will take up the proposed ByLaws. Megan was thanked and then left the meeting.

In discussion over this issue, Edie said she would contact John Bennett at WRC on the issue of waivers, and other towns other than Brattleboro that might have developed waiver standards. She will also check with him the public review process now that the draft ByLaws has been forwarded to SB. There was also a thought was that another, simpler alternative might be to lower the required set-back from 50 to 30 feet as originally suggested (so total from center of travelled way would be 55 feet). There seem to have been a number of DRB denials due to setback issues.

Meeting adjourned 6:15.

Next meeting: September 12th, 5 pm, Town Offices.

Respectfully submitted, Edie Mas