

Minutes: Meeting of the Marlboro Planning Commission, October 10, 2017

In attendance: Matt Tell, Staley McDermet, Patti Smith, Bennett Grout, Edie Mas.

Also present, Mary Sargent, Zoning Administrator, Don Sherefkin.

Chair Matt Tell called the meeting to order at 5:00

Minutes: The minutes from the last meeting were approved unanimously as amended.

Communications:

1. There will be a fall Planning/Zoning forum to be held Wed. Nov 1 at the Comfort Inn in South Burlington, on an update from the Environmental Court on Act 250 .
2. Patti and Staley went to the Wildlife Connectivity Forum. Very interesting and informative.
3. There was only one comment from the Marlboro Fair, from Sue Burke, pointing out that one of her parcels is shown as conserved, and it isn't. In fact, on the current map this is correct. The map shown at the fair had penciled in parcels that were not on the final conservation district, and might have been unclear. Staley will email Sue the corrected map.
4. There was a discussion about the fact that Map #2, showing the Wildlife Overlay, was missing at the Fair. It was borrowed by the Conservation Commission and has not yet been returned. Patti was asked to make it clear with Ashley that all these maps need to reside at the Town Office.
5. Matt, Staley, and Edie got a draft of the last Select Board meeting which they had attended, which lasted 3 hours, to review Zoning draft Bylaws. Some clarifications were made. The Select Board requested the PC consider making the following corrections/changes:
 - a. minor spelling/wording mistakes
 - b. Section 355, Consultation with Environmental Consultant
 - c. Setback waiver

New PC Members: Recommendation has been sent to Select Board to have Don Sherefkin become a member; SB will take action shortly. Don's attendance and comments welcomed.

Discussion on draft Zoning Bylaws as per recommendations from Select Board:

1. *Wording mistakes:* noted and approved. See newest draft ByLaws.
2. *Environmental Consultation*

After considerable discussion, it was decided that no timeline will be stipulated for environmental reviews, as it is in the applicant's interest to see it done efficiently and they will follow up. Concerning who can be used to provide DRB with an environmental review, Staley made a recommendation that the PC vote on one of two options, (1) If the Conservation Commission (CC) is unable to complete its review, applicant has the option to engage a consultant; (2) the applicant has the option to choose the CC, Fish and Wildlife, or engage an environmental consultant. The vote was as follows: 2 in favor of option #1; 3 in favor of option # 2. #2 Carried, refer to new draft Bylaws.

3. Setback Waiver:

A motion was made to change the setback from 30 to 20 feet from the end of the right-of-way (25 feet from center of road). 2 votes in favor, 2 opposed, with one abstention due to conflict of interest. In a tie vote, existing stands, so draft remains at 30 feet.

There are a number of waivers from different towns that the PC has received. Decision made to schedule a meeting in two weeks to discuss this.

Meeting adjourned 7:00.

Next meeting: October 24th, 5 pm, Town Offices.

Respectfully submitted, Edie Mas