

Approved Minutes: Marlboro Planning Commission, April 27, 2021

In attendance through Zoom video conference: Staley McDermet, Matt Tell, Mary Sargent, Tim Segar, Will Shakespeare, Patti Smith, Edie Mas, Jennifer Girouard, Donald Sherefkin.

Meeting opened at 5:11 pm

Minutes: Minutes from April 13rd approved unanimously.

Communications

April 20 Four people will be joining the Planning Commission meeting on May 11. Vermont department of health's 3-4-50 program, which works with planning commissions to improve the health of townspeople. <https://www.healthvermont.gov/3-4-50/cities-towns>

April 20 Lynette Claudon, from the Vermont DEC emailed Edie to inquire whether there was additional interest in the town central septic system, given the one-time Federal funds for infrastructure improvement.

Per Edie's request, the Planning Commission asks that she approach the Select Board about using these funds for the septic, and perhaps address the parking issue. It would be important to identify the person or persons who could spearhead the effort. Edie suggested that the WRC might be able to take on the task.

From the Governor's budget proposal:

Village Water/Wastewater/Pretreatment \$35M

Villages form the heart of Vermont's rural communities, and more than 150 villages lack community drinking water and/or sewer systems, hampering revitalization. Projects can range in size from serving a small number of properties to connecting a whole village. The funds will support engineering design and construction of up to ten community-scale water and/or wastewater projects.

April 23 The Windham Regional Commission (WRC) intends to readopt its current regional plan, originally adopted September 30, 2014, and subsequently amended on April 24, 2018 to include the Windham Regional Energy Plan.

Two public hearings on the regional plan assessment and the plan readoption will be held in the month of June, with the intent of having a vote on the plan readoption by the Full Commission at its meeting on June 29th. Comments on this regional plan assessment should be sent to wrc@windhamregional.org preferably by June 1st, but no later than June 21st, 2021. Please contact Executive Director Chris Campany with any questions at ccampany@windhamregional.org or call (802) 257-4547 x106.

April 25 Patti shared a State Planning Manual. We discussed some of the elements of land planning that would be able to be added to our maps. The Village Center is an area could benefit from further development. A septic, sidewalks, shops, etc.

Discussions

Seth Andrew was arrested by the Feds for fraud, creating further concern about the future of the former Marlboro Campus.

Edie reported on her webinar about Conservation Subdivisions. She suggests that we look at our subdivision regulations, and see how might wish to modify them. Here is a link to the recorded webinar. https://www.youtube.com/watch?v=zelbuh_pdPY

Donald will be unable to attend Planning meetings in May, and Jennifer Girouard has agreed to record the minutes.

Discussion of the maps

We focused our discussion on the Future Land Use map, beginning with a careful study of the current "Proposed Land Use" dated 2008, sometimes referred to as the "blob map."

Several items in the Key will be modified or eliminated.

- The "Historic Village" designation will be replaced by the designated Village Center.
- The "Agricultural/Forest Production" areas will be simply "Agricultural." We will attempt to speak with local farmers to help identify the appropriate areas.
- The "Rural Residential" designation will apply to all of the white areas between the Core Habitat Blocks on map #2.
- The purple region, "Civic/Cultural/Business Village" will be redrawn as a more abstracted blob, connecting MES to the former Marlboro Campus. It will be renamed to include 'education' and eliminate 'business.'
- The "Commercial" region will be unchanged.

For the Village Center, the map may require an inset in order to provide more detailed aspirational goals such as sidewalks, expanded parking with electric vehicle charging stations, and a village center septic.

Donald will attempt to make a rough draft of the Future Land Use designations.

He will also make an Energy map combing GMP transmission lines and regions of the town that have good solar energy potential.

For our next meeting, Tim suggested that we highlight a 'top five' list of Action Steps to accompany the Town Plan.

Adjourned at 7:03 PM Next Meeting will be May 11th

Respectfully submitted, Donald Sherefkin