

Approved Minutes: Marlboro Planning Commission, May 25th, 2021

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

Meeting opened at 5:11pm

Minutes: Minutes from May 11th, 2021 approved unanimously.

Communications

May 20

The Vermont Public Service Department is launching an update process to the Statewide Comprehensive Energy Plan. In partnership with WRC and other southeastern RPC's, they are holding a regional public forum to hear input from municipalities and local officials on key energy issues, elements, challenges, and considerations unique to this area of Vermont. Our region's meeting is on June 1, 2021 4-6 p.m. Zoom link: <https://us02web.zoom.us/j/6050832511>
For further details on how to participate, see: <https://publicservice.vermont.gov/content/2022-plan>

Discussions

Edie talked with John Bennett as follow up to email exchange between Jeff Nugent and Staley about the Future Land Use map. It is suggested that we attempt to meet in person with Jeff Nugent and Windham Regional folks to resolve and finalize questions about the Future Land Use map. This would address the frustrations of trying to view and edit maps over Zoom as well as minimize the mapping time requested of Jeff Nugent given that there is no grant money to support this work and they generally project 6-8 hours a year for this task which we have likely exceeded.

Discussion of the maps

Discussion of Map 2:

- We review the current draft of Map 2 to better understand what it represents in terms of forest blocks, core forest blocks and forest edge. We review the revised text for this section of the town plan and note that the map does not currently delineate the core forest blocks and forest edge and there is confusion about the precision of these boundaries and the white section. We note that the map does not actually show the boundaries of the core forest and the forest edge. We discuss whether they need to be added but decide that it will overly complicate what this map is trying to communicate: the location of forest blocks and connectors.
- We decide to adjust the Map 2 title to **Forest Blocks and Wildlife Linkages** instead of Core Forest Blocks or Core Habitat and Wildlife Linkages as this more accurately represents what is currently mapped.

- We review an older map that includes much of what is in Map 2 but also includes houses as small black dots. We discuss the utility of this map although note that some of it is out of date in terms of housing builds and there are older, proposed overlay crossings that should not be on an updated map. Patti proposes that it would be better to keep our current Map 2 and add houses to this one instead of working with this older map. We support this possibility especially if it can be done with minimal effort by just adding another layer to current version.
- We discuss that there is currently an inconsistency between the town plan text and the Future Land Use map in regards to land use classification. In the Town Plan draft there is a section on Land Use and a heading of Land Use Classification that lists rural residential, village, agricultural, forest production, conservation priority, commercial, and educational zoning districts. The text lists conservation priority as a category but it is currently not listed on our Future Land Use Map. The current map draft instead has forest blocks. We note the need to make these consistent by either adding Forest Blocks to the Land Use Classification text or by adding Conservation Priority to the Future Land Use Map.

We return to edits for the Town plan including:

- Approved edits to the description for Map 4.
- Approved edits to the description of Forest Blocks.
 - Question on whether the current smaller map should show up on town plan text in this section on Forest Blocks given that the rest of the maps are all listed at the end of the plan and not in the text section. We discuss whether we can simply make a note that refers readers to map 2 or keep it included as an illustration to clarify the text. A motion was made to delete this map but there was no second so it currently stays within the text of the plan.
 - The map title in this text section also needs to be changed to Forest Blocks.

Outstanding issues for next meeting:

- Discussing whether we should have Forest Blocks or Conservation Priority on the Future Land Use Map.
- Regarding the decision on the issue above, we need to make sure there is consistency between Land Use Classification text on town plan and the Land Use map and its key.
- Agricultural lands is currently missing from our Future Land Use draft map.

Next steps include:

- Patti will see if a housing overlay can be added to Map 2.
- Tim will set up a meeting with Jeff Nugent and Windham Regional folks to coincide with next meeting (potentially June 8th at 5pm but may need to adjust time) to discuss the Future Use Map in person.

Adjourned at 6:48 PM Next Meeting will be June 8 , 2021

Respectfully submitted, Jennifer Girouard