

Approved Minutes: Marlboro Planning Commission, August 10, 2021

In attendance: Staley McDermet, Mary Sargent, Tim Segar, Edie Mas, Jennifer Girouard, William Shakespeare

Meeting opened at 5:08pm

Minutes: Minutes from July 13, 2021 approved unanimously.

Communications

July 29 Letter from Windham Regional Commission reporting that they will re-adopt its current regional plan and the Marlboro representatives have signed off it.

August 10

An update to a Feb 12, 2021 original letter that Verizon is planning to cohabit cell tower on Hogback. This letter includes more detailed plans and site photographs of the small building that will go there.

Discussions

We discuss the August 5th email from Tim regarding drafted letter to potentially send to Selectboard about inviting the Selectboard to a meeting to discuss action steps and potential funding opportunities.

We agree that is a good idea to begin discussions with Selectboard and increase communication between their planning ideas for infrastructure and our planning document and action steps in order to coordinate priorities. We decide to send the letter to the Selectboard as an invitation to begin communications about town priorities and invite them to a future meeting.

We discuss the need to work on prioritizing action steps of the plan and highlighting those that could benefit from grant support.

Motion to support Tim sending this letter is proposed, seconded and passed unanimously.

Discussion of the Maps:

We review and discuss the updated version of the Future Use Map that reflects changes made at the last meeting. Remaining concerns relate to color choices and that the current draft is labeled 'Base map' will need to be labeled Future Use Map in the final version.

We note that the cultural district and educational district around the previous college is now smaller in this new draft. We discuss this as to why it may have shifted and whether it should be larger or smaller. We decide to keep it in this new version as the surrounding boundary is protective as well given that it is highest priority conservation district.

Next step is that Edie will share this updated version of the Future Land Use Map with Jeff and also cc John Bennett to let him know there is a new version coming through. Other changes that will be communicated to Jeff include:

Put the Map numbers on the final versions.

Map 2 needs a title change so that it reads Forest Blocks and Wildlife Linkages.

Request a final version of all maps sent to us for review.

Tim will follow up with Don about the Solar Energy Potential Map in regards to moving it to Map number 5 which will be followed then by Map 6 Existing Land Use and Map 7 Future Use Map.

Discussion of the Narrative of the Town Plan:

We review the narrative of the Town Plan and make small changes such as wording on the septic system section and making consistent the abbreviations used for land use categories.

We add a new land use action step under educational that the town should encourage new educational and cultural activities for the former college campus.

The Forest Blocks and Wildlife Linkages Map still needs a narrative for this map and Tim will follow up with Patti about finalizing the text.

We also need a narrative description of the Solar Energy Potential Map but that could be a simple sentence about how it is showing the sites with most potential solar energy.

Adjourned at 6:45 PM Next Meeting will be September 14th, 2021 at 5pm

Respectfully submitted, Jennifer Girouard