

Approved Minutes: Marlboro Planning Commission, February 8, 2022

In attendance: Staley McDermet, Mary Sargent, Tim Segar, Edie Mas, Jennifer Girouard, William Shakespeare, Donald Sherefkin, Matt Tell, Patti Smith

Meeting opened at 5:09pm

Minutes: Minutes from December 14, 2021 approved unanimously.

Communications

Tim has communicated with Chris Serkin of Music Festival and Brian Potter and Potter would like to be invited to a meeting to get a sense of the group. Chris is in favor of having a representative and we will invite him to our next meeting.

Discussions

Report from conversations with John Bennett regarding maps: he identified a few edits we could make. We discussed whether to make them now which would generate a new public hearing or whether to stay with the current approved town plan and make these changes as amendments later. The concern being that to make the edits now and start a new public hearing could delay the town plan for months.

- We discuss the pros/cons of each option. We decide to go forward with full review and address any amendments that arise from that.

We discuss next steps in finalizing the town plan.

- There is one more form to fill out that is a checklist that John Bennet sent: Planning Coordination Town Plan Review Assessment Form.
- There is a cover letter that goes with the plan and has to be signed by the Selectboard. Tim will meet with Will to review the form and prep it.
- In a future meeting we will address any necessary amendments. Windham Regional has two months to review the plan and then it will be voted on.

We discuss the energy plan.

- Don has filled out the energy form and it is up to the Selectboard to ask for a full review by Windham Regional. It is a formal request.
- Don will send around the form and we can put it on the agenda for a future meeting. It could be good to put that in the same time as the town plan.

Discussion of upcoming renewal of village designation.

- We need a point person for the village designation that is due in May.
- Will and Edie volunteer to work on this.

Discussion on the call to prioritize action steps in town plan so we can share those with Selectboard and town at large. Coming up with a top list as basis for infrastructure or procedural improvement in town.

- Start with areas that we were in charge of and read other sections to. We each will come up with 10 prioritized action steps and Staley will collate the list.

Discussion of potential amendments to zoning regulations for future meetings:

- Hogback museum to engage in educational activities (zoning is making it difficult)
- Subdivision regulations
- Possible alterations to primitive camps as current exemptions (ex. wildlife habitat overlay) such as a process to make builders aware them or generating a review.
- Renewable energy projects: may appear overly restrictive in terms of what kinds of energy projects. We should re-read renewable energy restrictions and see if they are appropriate so that they don't resemble NIMBY (Not in my backyard).

Planning Board Tasks:

- Everyone will reread action steps and come up with 10 that are most urgent.
- Tim will communicate with Selectboard about our recommendation that they put plan forward the plan as is and we will do amendments in the future. Also will inform them that we are preparing renewal of village designation.

Adjourned at 6:08 Next Meeting will be March 8, 2022 at 5pm

Our next meeting is our annual meeting to elect officers and establish procedures.

Respectfully submitted, Jennifer Girouard