

Approved Minutes: Marlboro Planning Commission June 14th, 2022

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

Guest attendance: Nick Morgan

Meeting opened at 5:07 pm

Minutes: Minutes from May 10, 2022, approved unanimously.

Correspondence:

Tim Segar has communicated with Windham Regional Commission (WRC) and they are meeting tonight (June 14th) and we anticipate they will approve the Town Plan.

Discussions

Discussion of request regarding the Energy Commission

- Nick Morgan shares that there is a need to populate the Energy Commission and questions if anyone wants to transition over from Planning Commission into the Energy Commission. The goal is to get one or two people in there then it will be easier to get that moving. One doesn't necessarily need to leave the Planning Commission to join the Energy but one could.
 - We discuss a few issues around shifting member composition in this way including that we need to make sure there are enough members of the Planning Commission to make a quorum. We also discuss that even though the Town Plan is nearing approval, there is still Planning Commission work to be done.
 - If we know of anyone to recommend for the Energy Commission we should contact Nick Morgan.

Discussion of Grants and ARPA funding prioritization:

- Nick shares that the state of Vermont has a new grant for recreation and they have issued a number of these in the past. Nick will be in communication with Tim Segar about this news.
- Select Board minutes from the recent meeting have details on a few decisions they have made thus far such as increasing efficiency in town buildings. In terms of Planning Commission items, they have not yet discussed that. The Select Board is meeting with someone from the VT League of Cities and Towns on June 23rd.
- Nick suggests that if we could give a top two or three items that are very specific to the Select Board that could help with their process as they are looking to make decisions based on proposals with cost projections.

- We discuss the desire of the Planning Commission to have ongoing dialogues with the Select Board and that the priorities should come out of that conversation. We discuss that we feel selecting one or two projects is beyond our mandate, that we do not have the necessary knowledge about available grant funds, and that the priorities need to come out of a discussion between the Planning Commission and the Select Board. Nick will bring this request to the Select Board and will work to make the discussions happen.

Discussion of creating a regular Zoom link for our Planning Commission meetings

- This would create a default link that would always be available for anyone to join.
- We agree to do this going forward and Mary will set this up.

Discussion of Village Center Designation Progress

- Given that the Town Plan is due to be approved shortly, we should be able to meet the deadline for the Village Center Designation. We will need a letter indicating that the Regional Commission approved the plan to submit with the application.

Discussion of invitation to Brian Potter to formally join the commission

- We discuss that we would like him to join and can forward his name to the Select Board if he is interested.
- Tim will reach out to Brian to discuss this further.

Discussion Zoning Amendment strategies

A list of possible zoning amendments for our discussion includes:

- Primitive Camps are exempt from any review by DRB in wildlife habitat overlay: Edie will look at these
- Off-road vehicular ways distance from property lines: Staley will look at this
- Definition of a structure that was changed in 2018 in zoning amendments (the question as to whether it was changed to a definition that is too encompassing such as parking spaces counting as structures which then triggers required setbacks): Staley will take this
- Review our zoning regulations around renewable energy (wind/solar) in terms of whether they are overly restrictive and limit town contribution towards energy efficiency: Tim will look these over
- Educational institutions requiring state certification and as to whether that is unnecessarily strict: Matt will do this
- Short-term rentals (currently not in zoning regulations): Will will look at these

Members of the Commission will review the above list and bring it forward for future discussion on possible changes.

Discussion of Subdivision Regulations

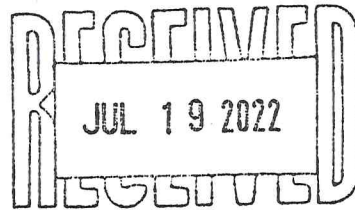
- All members of the Planning Commission will read the Subdivision Regulations in preparation for conversation at a future meeting.

Meeting adjourned at 6:45 pm.

The next meeting is scheduled for July 12th, 2022 at 5 pm.

Respectfully submitted,
Jennifer Girouard

Town of Marlboro
Marlboro, Vermont 05344



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