

Approved Minutes: Marlboro Planning Commission July 11, 2023

In attendance: Tim Segar, William Shakespeare, Edie Mas, Jennifer Girouard, Patti Smith, Brian Potter, Mary Sargent, zoning administrator, Donald Sherefkin

Guest attendance: Jeff Skramstad from Selectboard; Lindy Corman from Conservation Commission; Via Zoom: Jean Boardman; Steven John from the DRB and Sue Burt

Meeting opened at 5:04 pm

Minutes: Minutes from May 9, 2023 approved unanimously.

Correspondence:

The Planning Commission received a letter on June 29, 2023 from Forrest regarding joining a small breakout group to work with Stevens and Associates on a Village Master Plan for Marlboro. Such issues to address could include: increasing parking area, crosswalks to the parking area, lighting, burying utility lines, improved signage, septic easement, and traffic calming. The Selectboard is planning three town meetings in the Fall on this issue.

- We discuss having a volunteer and a substitute from the Planning Commission: Edie is nominated to join this group with Will and Tim as substitutes.
 - These nominations are approved unanimously.
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Discussions

Discussion of the Conservation Commission

Lindy Corman from the Conservation Commission joins us for a discussion on the recent activities of this Commission.

- One early goal was to collect public input and about issues of interest.
- Focusing now on Emerald Ash Borer and damage to Ash trees. The Commission has taken a cue from the Halifax Conservation Commission in conducting a survey of trees. Some members of the Conservation Commission have been trained in order to take an inventory of ash trees of a certain diameter and will start by doing 4 main roads and then assess how to scale up the inventory and train more volunteers. The attention is focused on trees along roads and near houses where damaged trees could present danger. We suggest that in addition to developing a plan for the town, this could also be a chance to inform homeowners on how to identify and deal with any problems from the borer.
- The Commission is also looking into other invasive species and collecting information.
- We discuss that the Conservation Commission may be interested in looking into beavers and wetlands as well. Patti is a good contact person for this.

- We discuss ways to enhance communication between committees such as the Planning Commission playing a role as hub as an intermediary step before the possible creation for an Ad Hoc group with members from each of the committees. We discuss how if an Ad Hoc committee is appointed by the Selectboard then it must follow open meeting law and that can impact how easily and efficiently the group can meet.
- We discuss how the town plan suggests the conservation commission play a role in helping with building permit applications regarding wildlife habitat overlay.

Discussion of Short-Term Rental Survey

We review the results of the Short-Term Rentals survey. We received 82 responses which is a fairly low response rate (~8%).

We discuss how to share the results. One possibility is to write a short summary of the key themes coming out the survey and our next action steps. We can share the data with the Selectboard. Jennifer will draft a short summary and send out to members for review.

Affordable Housing

We discuss Vermont's Housing Improvement Program (VHIP) where landlords can apply for grant money to "bring vacant rental units up to Vermont Rental Housing Health Code guidelines, add new units to an existing building, or create an accessory dwelling unit on an owner-occupied property" (<https://accd.vermont.gov/vhip>). We discuss promoting this information for town members.

New Business to consider for future meetings:

- We also discuss a potential wildlife habitat issues related to a commercial tower on Cow Path 40 that was permitted on conditional use.

Meeting adjourned at 6:31 pm.

The next meeting is scheduled for August 8, 2023 at 5 pm.

Respectfully submitted,

Jennifer Girouard