

Approved Minutes: Marlboro Planning Commission September 12th, 2023

In attendance: Tim Segar, Edie Mas, Patti Smith, Donald Sherefkin, Brian Potter, William Shakespeare, Mary Sargent, zoning administrator
Via Zoom: Jean Boardman, Lindy Corman,

Meeting opened at 5:10 pm

Minutes: Minutes of the July 11, 2023 meeting were sent by mistake. August minutes sent after the meeting so were not reviewed or approved. To be approved at October meeting.

Correspondence:

The Windham Regional Commission will be hosting a workshop for towns via Zoom on Wednesday, September 13th at 6:00 p.m. on how to improve public health through policies and programs that support active transportation, recreational opportunities, and access to healthy food using a new [Health Equity Planning Toolkit](#) developed by the state Regional Planning Commissions and Vermont Department of Health (VDH). *Please see below for the Zoom meeting access information.* WRC will be able to assist towns with health equity implementation projects through May 2024. If you are interested please contact Matt Bachler (mbachler@windhamregional.org) and Colin Bratton (cbratton@windhamregional.org).

Will made the announcement that he is looking to find a new MPC member to replace him on the Windham Regional Commission. Requires about one hour per month and all zoom. Excellent Agendas and Minutes provided by WRC staff. Great opportunity to hear what other towns are doing with Town Plans, Village projects, Zoning issues, etc. Please contact Will or Edie for more information and Tim if you would like to be a Marlboro representative.

Tim requested members look for new MPC members. Paul Butler is a possibility.

Discussions

Energy Commission

Tim invited the Energy Commission to join us to discuss if they are familiar with the Town Plan and if they have any interest in pursuing one or more of the Action Steps in the plan. Lindy Corman attempted to connect with us on Zoom using the Owl but technical difficulties ensued and we had to suspend the discussion to the next month. Hopefully we will have a full discussion face to face next month.

Will announced that the Energy Commission is having an Energy Fair on October 28th and will have GMP and displays.

Select Boards process for prioritizing ARPA funds with Stevens Associates providing consultation.

Eddie has been selected to represent the MPC in the ad-hoc committee termed the Town Village Master Plan which the Select Board has formed to provide input to the process of deciding priority projects to be funded by the limited ARPA funds. (see minutes of August 8th, 2023 for more complete description)

After the first meeting, including Stevens Associates as consultants, the Select Board concluded that the priority projects should be transportation, parking and traffic calming.

After presenting this plan to the MPC members, there was a general agreement that this is not a “Town Village Master Plan” but is more a “Transportation and Parking” plan.

Jean Boardman joined in by Zoom around that point and asked more about the plan. She asked if DV Fiber was included in the plan. It was not.

Tim is going to the SB meeting this week on the 14th and he will ask about why the plan is so limited in scope and does not consider other recommendations from the Town Plan.

Will asked if there will be a public hearing on the project process and outcome. That is a SB decision but a public hearing is not required by law.

Response and Recommendations to the Select Board regarding the HOME Act:

Vermont HOME Act of 2023, Act 47 (S.100) amends Act 250 to enable new opportunities for housing development within state, regional and local planning, and development.

The Marlboro Select Board has asked the MPC for their review and opinion as to what our position is in regards to Marlboro’s policy on development and Zoning changes proposed in the HOME Act.

In short, Marlboro is in compliance with the proposed changes to the Accessory Dwelling Unit regulations and with the Off-street Parking and Loading Space requirements. The town plan also is in support of multi-unit housing with combined septic.

The discussion also resulted in Tim volunteering to invite the DRB to the next MPC meeting to review and resolve if there are any issues with this Act or general collaboration in Marlboro.

Zoning Regulation Timeline

Tim wanted to review the time line for making changes to some of the Zoning regulations that were set up at the August meeting but no one had the dates and we did not have the August minutes.

We agreed that we will get the minutes on September 13th and review the timeline and have a zoom meeting to review the timeline and amend as needed.

Future Meetings

Tim will invite the DRB member to the next meeting.

Meeting adjourned at 6:45 pm.

The next meeting is scheduled for October 10, 2023 at 5 pm.

Respectfully submitted,

Will Shakespeare