

## **Approved Minutes: Marlboro Planning Commission August 8<sup>th</sup>, 2023**

In attendance: Tim Segar, Edie Mas, Jennifer Girouard, Patti Smith, Mary Sargent, zoning administrator

Via Zoom: William Shakespeare

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Meeting opened at 5:05 pm

Minutes: Minutes from July 11, 2023 approved unanimously.

Correspondence:

Edie reports that the Committee on the Town Village Master Plan is beginning its work. Stevens and Associates will be aiding in this with the scope being the creation of the plan; any engineering and construction would happen in the future and in coordination with possible grants. Edie will send Stevens and Associates the recent application for Village re-designation for reference and a link to the most recent Town Plan.

Matthew Bachler, Senior Planner at the Windham Regional Commission (WRC), emailed information about the recent passage by the Vermont legislature of Act 47, the HOME Act. According to Bachler, this act makes changes to “the Planning & Development statute, Act 250, and other laws to enable new opportunities for housing development within local, regional, and state planning and development regulations. Most significant for Windham region towns are the municipal zoning reforms in the law that address new requirements for allowed residential uses, minimum density allowances, and off-street parking. Some of these provisions went into effect on July 1<sup>st</sup> and others will be phased in.” The Department of Housing and Community Development (DHCD) has created an informational resources page that can be accessed here and will be updated as questions are submitted: <https://accd.vermont.gov/community-development/resources-rules/planning/HOME>. Tim will respond to Bachler and inquire about next steps for us.

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## **Discussions**

### Discussion of Procedure on Proposed Zoning Amendments

In our March 2023 meeting we passed five proposed amendments and tabled one. This needs to be communicated to the public in an accessible form and Tim will work on drafting this up.

These amendments will get sent to the WRC, DHCD, and adjacent towns' clerks and planning commissions.

- We review the procedure which involves: no sooner than 15 days after the amendments have been sent out, the Planning Commissions warns and hold a public hearing. The minutes of that public hearing get sent to the Selectboard and Town clerk. No sooner than 15 days after receiving those minutes, the Selectboard will hold a public hearing to approve the process. This must then be posted 30 days before Town Meeting
- Based on this procedure, we propose the following timeline:
  - Tim will send out the amendments on August 22, 2023 to the WRC, DHCD, and adjacent towns' clerks and planning commissions.
  - The Planning Commission will hold the public hearing on these amendments on September 12<sup>th</sup> at 6pm. Our monthly meeting is scheduled for September 12<sup>th</sup> and 5pm and then the public hearing will be held after that at 6pm.
  - We can then send our minutes to the Selectboard around the date of September 19<sup>th</sup>.
  - Following this potential timeline, this gives time within the required procedure such that the Selectboard could warn their public hearing between October 5-12 and then hold the public hearing after that. This will allow time such that have ready to submit an article for Town Meeting by Jan 1.

We review Proposed Amendment #6 which was tabled from a previous meeting:

**Section 372 - Surface Water Buffer Overlay Standards:**

4. Review and Comment by the Marlboro Conservation Commission.
  - a. ~~*The Marlboro Conservation Commission*~~. An environmental consultant shall in a timely manner review applications made pursuant to sections (372) and (373) above and provide specific comments to the Development Review Board, as appropriate, as to the proposed project's compliance with the general purposes and standards enumerated in sections (370 and 372) above.

We do not have a quorum so this is tabled this for a future discussion when we have a quorum.

Future Meetings

Members from the Energy Commission are planning to attend the September Planning Commission meeting. We will meet with them at 5pm before the public hearing at 6pm.

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Meeting adjourned at 6:25 pm.

The next meeting is scheduled for September 12<sup>th</sup>, 2023 at 5 pm.

Respectfully submitted,

Jennifer Girouard