

**Amendments to Marlboro Zoning Regulations Proposed and Adopted by  
Marlboro Select Board to be Voted on by Australian Ballot on March 5, 2024.**  
*Please note Amendments 1, 2, 3, & 4 originally proposed by the Planning Commission were not  
accepted by the Select Board.*

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**Proposed Amendment #5:**

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Article VII - DEFINITIONS:

In the definition of **Structure**, delete “A parking space is considered a structure.”

Explanation:

If adopted, the definition of structure will read as follows: **Structure**: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. ~~A parking space is considered a structure.~~

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**Proposed Amendment #6:**

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Article VII - DEFINITIONS:

In the definition of **Parking Space**, delete “A parking space is considered a structure and is therefore subject to setback requirements.”

Explanation:

If adopted, the definition of parking space will read as follows: **Parking Space**: Off-street space used for the temporary location of one licensed motor vehicle, at least nine feet wide and twenty-two feet long, not including access driveway, and having direct access to a street. ~~A parking space is considered a structure and is therefore subject to setback requirements.~~

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**Proposed Amendment #7:**

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ARTICLE III - ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP

Section 372 - Surface Water Buffer Overlay Standards

Revise Section 372.4. to expand review and comment options to include the same options allowed in Section 355, the Wildlife Habitat Overlay District.

In Section 372.4, delete “the Marlboro Conservation Commission” and insert “an Environmental Consultant”.

In Section 372.4.a, delete “Marlboro Conservation Commission” and insert “Environmental Consultant”.

Add a new Section 372.4.b.:

- “b. The Environmental Consultant shall be selected from the following list by the applicant contemplating work. The Environmental Consultant may be: The Marlboro Conservation Commission; or the Vermont Fish & Wildlife Department; or a Consultant, qualified and experienced in performing similar environmental reviews and acceptable to the Development Review Board.”

If approved, Section 372.4. will read:

4. Review and Comment by ~~the Marlboro Conservation Commission~~ *an Environmental Consultant.*
  - a. ~~The Marlboro Conservation Commission~~ *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.
  - b. *The Environmental Consultant shall be selected from the following list by the applicant contemplating work. The Environmental Consultant may be: The Marlboro Conservation Commission; or the Vermont Fish & Wildlife Department; or a Consultant, qualified and experienced in performing similar environmental reviews and acceptable to the Development Review Board.*

Explanation:

In **Section 372 - Surface Water Buffer Overlay Standards**, (Section 372.4.), review and comment by the Marlboro Conservation Commission is required.

In **Section 355 - Consultation With An Environmental Consultant** (under the **Wildlife Habitat Overlay District**), review and comment by an Environmental Consultant is required (Section 355.2.d.).

Rather than restrict review under the Surface Water Buffer Overlay District to only the Marlboro Conservation Commission, this amendment will expand review options.

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