

Approved Minutes: Marlboro Planning Commission November 14, 2023

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

Via Zoom: Brian Potter

Guests: Brian Mooney and Christopher Serkin of Potash Hill, Staley McDermet, Jean Boardman, Gary MacArthur, Linda and Don Fuhrman

Meeting opened at 5:07 pm

Minutes: Minutes from August 8, 2023 approved unanimously.

Minutes from October 10, 2023 approved unanimously.

Minutes from October 24, 2023 approved unanimously.

Correspondence:

We received the new zoning regulations from Wilmington, VT. We discuss having a future meeting agenda item be reviewing these regulations as well as Putney's new Town Plan.

A member from the Conservation Commission was hoping to attend the meeting but was unable. The Conservation Commission would like a copy of our Town Plan and there was a printing error in getting new copies. Tim will work to get new printed copies of the Town Plan.

Discussions

Discussion of EDU district relative to Potash Hill Campus

Brian Mooney and Christopher Serkin of Potash Hill joined the meeting and expressed a desire for an open and collaborative discussion on how to resolve the campus zoning designation. They will be working with local lawyer David Dunn.

We discuss the need for a certification from the state that an institution residing in the current EDU district is an educational institution in order to comply with the zoning regulations as currently written.

Christopher Serkin notes that they would need to explore more about what the process of educational certification entails and whether it would be applicable to Potash Hill.

We discuss the need for clarity and input from legal counsel on how designations might change or impact tax designation.

We discuss the possibility that the campus area could be designated a PUD with a list of conditional uses allowed in that zone. For example, Potash Hill would want assembly uses

allowed. We discuss the possibility of amending a PUD designation which would require an overall site plan and then going through the DRB process.

- Question: if new build/use possibilities come up, would a PUD require a new site plan or a new process to revise it?
- Response: An email from Robert Fisher describes how there could be an approval of a list of equivalent uses and there could be flexible use of buildings as long as on that list and would not require going back to DRB.

Christopher Serkin wants to talk more with David Dunn about any state regulations that may come into play with PUDs.

Discussion of Grant Stevens & Associate Village District

We review draft site plans and notes coming from the subcommittee meetings. Titled “Main Street Study & Master Plan: Preferred Site Plan”, some of the main design proposals include:

- Make Ames Hill straight with a right-of-way onto South Rd.
- Change the way South Road and Town Hill road come together to reduce speed entering and exiting Town Center.
- Changes to parking across the street from post office so people don’t have to back out into the road.

Question about whether discussion leveling back the top of Ames Hill road.

- Answer yes, this was discussed.

The subcommittee also discussed EV charging station and their suggestion was to put it next to the Community Center building and near power lines.

Question about tree line and whether Green Mountain Power would be in favor of adding these trees.

- Answer: there was a discussion of needing to talk with Green Mountain Power (ex. In terms of EV vehicles, underground power lines).

Question: has this been reviewed by Road Crew?

- Answer: not yet, the plan was just recently received and many conversations and comments to come. This will be an important next step.

Question: were bike paths discussed?

- Answer: The current version does not include plans for bikes. The plan is to narrow the road through center of town to calm traffic and that reduces option for bike plans.

Next steps for this draft site plan is to get town feedback and have the town look at different sections of the plan to tackle in phases in order to then search for grants.

Discussion of Zoning Amendments

We discuss the next stages of these zoning amendments after receiving comments from our public hearing. The amendments have been brought to the Selectboard and then they should have a public hearing no sooner than 15 days since receiving them. It appears that meeting will happen this Saturday 11/ 18.

Agenda Items for Future Meetings

Review Putney's recent Town Plan

Invite members from other town committees such as the DRB. Tim will invite a representative from the DRB to join an upcoming meeting and share their committee's recent work.

Meeting adjourned at 6:37 pm.

The next meeting is scheduled for December 12, 2023 at 5 pm.

Respectfully submitted,

Jennifer Girouard