

Approved Planning Commission Minutes Feb 13, 2024

Tim Segar called the meeting to order at 5:05
In Jennifer's absence, Edie agreed to take minutes

Present: Tim Segar, Edie Mas, Patti Smith, Brian Potter, Don Sherefkin, Will Shakespeare
Mary Sargent, Zoning Administrator

Excused: Jennifer Girouard

Guests: Staley McDermet, via zoom: Jean Boardman and Gussie Bartlett

Invited: Bob Fisher, town lawyer, coming at 6 pm to give comments on Subdivision Regulations

Minutes

The minutes of Dec 12th were approved, unanimously. (January meeting cancelled)

Communications

1. Tim had forwarded the Select Board comments and SB minutes December 28th, discussing the 7 proposed Zoning amendments. # 5,6,7 were approved, # 1,2,3,4 were rejected. See discussion below.
2. Brian gave an update on Potash Hill. They are awaiting advise from the lawyers re: zoning, and do not expect that any change would happen this year.

Discussion on SB memo and meeting December 28th

Tim, Staley, and Will discussed their impression of the discussion, as they had attended the meeting. Responses to the comments made were discussed. Tim will draft a letter summarizing these and forward it to the Planning Commission for approval before sending it on.

Bob Fisher arrived and Staley left

Discussion on Subdivision Regulations

As an introduction, Bob summarized that the purpose of Subdivision Regulations is to reflect the Town Plan and how the Town wants to regulate development. This varies by town, and can change over time. So it's a good time to review them as they were approved in March 2010.

His general comments related to examples where he felt the Regulations were often more complex than they needed to be. Tim concurred saying that he felt there could be a lot of improvement to simplify unnecessary paperwork. Many things should only apply to larger subdivisions and PUDs. Bob recommended the PC should go through and take out what doesn't apply to Marlboro. Look at the definitions and Section 3 (starts p 15) especially, as much of it shouldn't apply to smaller subdivisions (which perhaps should go from 3 to 5).. The legal requirements (pp 17-18) should dovetail with the wording of PUDs in Zoning. All sections that are regulated by the State should be removed (Section 3.5, 3.8) . Look at Section 3.4 on Open Space. Maybe should only be for major subdivisions or PUDs.

Mary had a number of comments and suggestions she has found that need to be changed. Tim asked her to put these in writing as it would help future discussions. Bob left at 6:45 and there was a brief discussion about what PC needs to do (decide what stays, what goes, what needs to be added) and a possible projected time for completion. Bob has agreed he can come to review revised draft.

Next meeting will be March 12 at 5 pm, annual meeting.

Edie mentioned that this would be her last meeting. There was a general discussion about steps to recruit new members.

Meeting adjourned 7:01

Respectfully Submitted by Edie Mas