

## **Approved Minutes: Marlboro Planning Commission August 12, 2025**

In attendance: Tim Segar, William Shakespeare, Jennifer Girouard, Don Sherefkin, Brian Potter, Patti Smith, Mary Sargent, zoning administrator

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Meeting opened at 5:05 pm

Minutes: Minutes from July 8, 2025 approved unanimously.

Correspondence: None

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### **Discussions**

We review the draft subdivision regulations and made edits with particular focus on sections 3.7 and 3.9 as Will reviewed these pieces and brought recommended edits. We stopped at section 3.7 I and will return there at the next meeting.

We discuss research completed on other town's conservation subdivision regulations to discuss if they could be a model for our own.

- Other towns such as Brattleboro have regulations for rural subdivisions that similar to us, have sections on environmental and wildlife sensitive areas. Whereas our language discourages development in those areas, in Brattleboro they have a different system that offers an incentive to allow development while also protecting those areas. They have the land mapped by a conservation professional and those sensitive ecological areas will be counted and then subtracted from the total developable lot. For example, if you have 10 acres and 2 acres are ecologically sensitive then you can only develop on 8 acres. However, in the Brattleboro case, if you choose to do a conservation subdivision and set aside that ecologically sensitive land, then you can build more houses on a smaller lot size. Essentially, it involves a mapping of a property that subtracts for ecologically sensitive zones.
- One important next step would be to try and see if someone involved in the creation of the Brattleboro conservation subdivision regulations could come and speak to us.
- The discussion of conservation subdivisions requires more attention and we discuss the possibility of needing to push back the timing with the Selectboard.

At a future meeting we plan to discuss the following in relation to our subdivision editing:

- Definitions for a major vs. minor subdivision especially in regards to the three lot designation as the marker between them. In addition, there may be important distinctions between subdivisions with short vs long road frontage.
- The fee structure for subdivisions. Tim will open a discussion with the Selectboard to discuss this.

Meeting adjourned at 7:05 pm.

The next meeting is scheduled for September 9, 2025 at 5pm.  
Respectfully submitted,  
Jennifer Girouard