

Minutes: Marlboro Planning Commission September 9, 2025

In attendance: Tim Segar, Patti Smith, Don Sherefkin, Brian Potter, Mary Sargent, zoning administrator.

Meeting begins 5:09 pm. Minutes from August 12, 2025 approved unanimously.

Discussion of whether it is preferable to propose updates to the subdivision regulations and the addition of conservation subdivision regulations to the town at the same time, or just propose the former for now and continue to work on the latter.

Discussion about holding a public information session on the conservation subdivision regulations. Suggestion that this should be done soon at the Community Center, and that surrounding towns would need to be warned. Clarification of timeline and how much remains to be accomplished. Tim notes that Bob Fisher would be able to review our proposal within a few days.

Discussion of the distinction between a major subdivision and major development, and how best to articulate that we are primarily concerned with the latter. Don notes that the reduction in buildable land resulting from conservation subdivision regulations may be the topic that generates the most discussion.

We review Brattleboro's standards for conversation subdivisions, propose changes to this, and discuss where the revised text should fall within our subdivision regulations document. Discussion of structuring the standards to incentivize conservation subdivisions vs. requiring them in certain instances, such as those that impact wildlife overlay districts.

Meeting adjourned at 7:07pm. The next meeting is proposed for September 23, 2025 at 5pm, in which case Tim will warn this meeting.

Respectfully submitted,  
Brian Potter