

Approved Minutes: Marlboro Planning Commission September 23, 2025

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

Meeting begins 5:27 pm. Minutes from August 12, 2025 approved unanimously.

Discussion of potential conflict between conservation subdivisions and wildlife overlay districts. Mapping and/or inspection shall be required for major subdivisions to ensure compliance.

Discussion of where the conservation subdivision language is best placed within the existing regulations. We will need to revise the flow chart and ensure that the definition of a conservation subdivision is clearly defined.

Discussion of holding a public information session on the date of the next scheduled PC meeting, on Tuesday, October 14, from 5 to 6 pm. Tim contacted SB to propose this.

Renewed discussion of whether conservation subdivisions should be required for major subdivisions on parcels of 50 acres or greater, while remaining optional for anything smaller. This proposal passes and will need to be inserted into the document within section 2.1, article 3, to detail what is required of the applicant. Don will send an edited version of the Brattleboro document to Jennifer with suggestions on where to insert this information. Tim will redo the timeline for compliance with public hearings.

Meeting adjourned at 6:59pm. The next meeting is proposed for October 14, 2025 at 5pm.

Respectfully submitted,
Brian Potter