

Minutes: Marlboro Planning Commission January 13, 2026

In attendance: Jennifer Girouard, Brian Potter, William Shakespeare, Don Sherefkin, Patti Smith, Mary Sargent, Jessica Roberts, zoning administrator.

Meeting begins at 5:04 pm. Minutes from the December 2025 meeting are unanimously approved.

We resume discussion of the conservation subdivision regulations, reviewing Jessica's proposed edits to Sections 3.10 (Major Subdivisions) and 355 (Conservation Subdivisions).

It's noted we need attorney input on the language for Section 355.F (Conservation Areas).

Discussion of whether "no more than 50%" is the appropriate percentage of the total subdivision area that may be used for residential lots, structures, etc (355. G). Jessica will identify and share some examples from other rural towns for reference.

We review the subdivision flow chart and Table 2.2 to simplify language and reflect recent adjustments. Jennifer will finish updating the flow chart.

Agreement that Section 2.1 through 2.5 needs review to ensure the narrative is consistent with the flowchart and other changes we've made. Jessica will review and offer suggestions.

Meeting adjourned at 7:01pm. The next meeting is proposed for February 10, 2026 at 5 pm.

Respectfully submitted,
Brian Potter