

Draft Minutes: Marlboro Planning Commission June 9, 2026

In attendance: Tim Segar, William Shakespeare, Jennifer Girouard, Donald Sherefkin, Brian Potter

Mary Sargent as Zoom Coordinator

Community members: Dan MacArthur, Gail MacArthur, Lindy Corman,

Meeting opened at 4:54 pm

Minutes: Minutes from May 12, 2026 approved unanimously.

Correspondence:

We received notification and details on Green Mountain Power (GMP) equipment upgrade and repowering project in Searsburg which includes maps and simulations of work to be done on Searsburg Wind Project. We do not have a vote or decision-making power but GMP is soliciting any questions or comments.

We received notification of a collaborative cultural plan for Southeast Vermont involving towns such as Brattleboro, Wilmington, and Rockingham.

Discussions

We invited interested parties to come and discuss with us the draft of subdivision regulations. We have received feedback from Matt Bachler, Senior Planner from the Windham Regional Commission that we have yet to incorporate in our current draft. Most of the sections were in section 2 and involve formatting and formal rather than substantive issues.

Comments from community members:

Community members pointed out areas of copyedit discrepancies or places that needed clarification. This include making sure consistent language and numbering was used. These were helpful copyedits that can be updated in the document.

Community members also asked for clarity on some points including:

- the difference between a minor and major subdivision whereby a minor has only a survey whereas the major has a preliminary survey. We clarify this is because a major is likely to go through multiple rounds of review and/or revision.
- how the density formula for conservation subdivision is arrived at and how that impacts what can be built. We clarify this and will update the next draft with correct numbers
- question and clarification on who decides whether this is voted on by the Selectedboard or the public and the answer is that the Selectboard will decide.

Community members also raised more substantive questions that require further discussion:

- about 'Article 3 B. Location' on pg 18 as to whether it is a hardship to ask for utility systems to be underground
- whether there is a way to shorten the time between when a surveyor is complete and the decision can be finalized. We note that this timeline is related to state regulations.
- whether developments can have more than one access point and what kind of situations would require that.

Jennifer will make edits that resolve errors and inconsistency and share that by June 15 with the Planning Commission. The next step is that by June 22nd we will warn the surrounding towns in order to have our public hearing on July 14, 2026.

Meeting adjourned at 6:48pm.

The next meeting is scheduled for July 14th 2026 at 5pm.

Respectfully submitted,

Jennifer Girouard