Approved Minutes: Marlboro Planning Commission September 10, 2024

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

Meeting opened at 5:04 pm

Minutes: Minutes from August 13, 2024 approved unanimously.

Correspondence:

Tim communicated with the SelectBoard about the future process for the edits to the Subdivision regulations. We do not anticipate submitting these edits for the upcoming Town Meeting as we need more time to revise them.

Discussions

Reviewing and Editing on Subdivision Regulations

We review the subdivision regulations and discuss proposed edits.

We review a draft of a revised Table 2.1 that represents the process for minor and major subdivisions.

- We discuss options regarding major subdivisions and environmental consultation. We discuss the possibilities of requiring an environmental consultation, stating that it may require an environmental consultation or no statement on environmental consultation at all. No vote was taken but seemed majority for the "may require recommendation" option. We will discuss this further at future meetings.
- We discuss that the preliminary hearing with DRB with revisions must go back to DRB for final approval.

We review and discuss Table 2.2; Subdivision Application Requirements which currently operates as a checklist.

- We discuss that the "Intermediary Plan" column is not needed.
- We review the Zoning Permit Application including the requirements for a Major subdivision to show what applicants are completing.

Tim, Mary and Jennifer will work on reviewing the function and design of this form.

In future meetings, we will want to address the definitions in the subdivision regulations as well as consider sections that are not relevant. We should also visit the topic of cost in notifying abutters and a proposal to address this.

We also need to schedule a meeting with the lawyer Bob Fisher to review our changes.

Meeting adjourned at 6:25pm.
The next meeting is scheduled for October 8, 2024 at 5pm.
Respectfully submitted,
Jennifer Girouard