Approved Minutes: Marlboro Planning Commission December 10, 2024

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

Meeting opened at 5:04 pm

Minutes: Minutes from November 12, 2024 approved unanimously.

Correspondence:

A request from Nick Morgan to have the Planning Commission verify that we had acted upon and passed as part of the zoning edits that we had included the study of the flood and fluvial terrains of Marlboro and made sure that development in those areas were constrained by the zoning. This was indeed done and was communicated to Nick ahead of an upcoming meeting to discuss hazard mitigation. Windham Regional is inquiring about hazard mitigation and they will be present at that meeting. We discuss if there is additional information to communicate at the meeting when Tim attends on our behalf. Patti will also attend to address issues around beaver ponds.

A representative from Windham Regional was planning to attend this meeting regarding subdivision regulations in terms of conservation but was unable to attend. We will invite him to our January Planning Commission meeting to discuss subdivision regulations especially in regards to conservation subdivision.
Additionally, the planning grant deadline has moved to March and if we were interested in using those funds to hire someone to assist with this work means it would need to take place after March. One potential strategy would be to continue with preliminary work on subdivision regulations and then addressing the conservation subdivision aspect later when planning grant money is available.

Discussions

Reviewing and Editing on Subdivision Regulations

We review the subdivision regulations and discuss proposed edits.

We review an updated version of the revised Table 2.1 as a diagrammed flowchart. We make edits and consider replacing Table 2.1 with this flowchart. At our next meeting we will review these changes and confirm that any information from Table 2.1 that is not on this flowchart is represented in Table 2.2.

We discuss sections that are not relevant (such as 3.5 and 3.8 which could instead point to state regulations). Don provided sample language for this and we will consider drafting similar language.

- 3.4 Open Land needs review to see if it is only applicable to major subdivisions or PUDs- Tim will look at this.
- 3.5 Storm water management- Brian will look at this.
- 3.8 Waste Water- Will will look at this.

In future meetings, we will want to address the definitions in the subdivision regulations as well as visit the topic of costs in notifying abutters and a proposal to address this. We will also need to schedule a meeting with the lawyer Bob Fisher to review our changes.

Meeting adjourned at 6:50pm.
The next meeting is scheduled for January 14, 2025 at 5pm.
Respectfully submitted,
Jennifer Girouard