Approved Minutes: Marlboro Planning Commission April 8, 2025

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

Meeting opened at 5:10 pm

Minutes: Minutes from March 11, 2025 approved unanimously.

Correspondence:

The Select Board is asking when Tim and Don will be resigning from the Marlboro Planning Commission. Tim will be leaving at the completion of our work on the Subdivision and Conservation Subdivision sections and Don will potentially be leaving at some point within the year.

Discussion:

We discuss edits to the Subdivision Regulation Language:

Green highlights are language of recent edits that are agreed upon. Yellow Highlights are for language still requiring discussion:

Article III. Design Development Standards and Required Improvements for Subdivision of Land
Section 3.1 Evaluation and Application of Standards for Major Subdivisions
A. The DRB shall evaluate any applicable subdivision of land as defined in Section 5.2, Definitions, in accordance with the standards set forth below.
B. The DRB may require the subdivider to submit data addressing impacts related to the following standards.
In light of findings made on these standards, the Board may require modification and phasing of the proposed
subdivision or measures to avoid or mitigate any adverse impacts.
~~C. Where the DRB finds that because of exceptional and unique conditions of topography, location, shape, size, drainage, or other physical features of the site, or because of the special nature and character of surrounding development, the minimum standards specified herein would not reasonably protect or provide for public health, safety, or welfare, a higher standard shall be required. - Delete~~

Section 3.2 General Standards
A. Character of the Land. Prior to the approval of a subdivision plat, the subdivider has the responsibility to satisfy the DRB that the land to be subdivided is of such a character that it can be used for the intended purpose and density of use without undue adverse impact on public health and safety, the environment, neighboring properties, or the rural

character and natural beauty of the community. The development design shall be compatible with adjacent uses, and shall provide sufficient open space for the recreation, visual and aural privacy and other domestic needs of the area's inhabitants.

B. Conformance with the Town Plan and Other Regulations. Subdivision plats shall conform to the Town Plan and Zoning Bylaw, ~~capital budget and program,~~ and all other bylaws, ordinances and regulations of the Town of Marlboro currently in effect.

C. Lot Layout. shall apply to all subdivisions:

The layout of lots shall conform to the Town's Zoning Bylaw. The following standards

~~1. **Lot Shape.** Lot size and shape shall comply with the Zoning Regulations, and be appropriate for the type of use proposed, and shall be arranged so that there will be no foreseeable difficulties in securing building permits and gaining access to buildings from streets. Lots with irregular shapes (curves, jogs, dog-legs, etc.) should not be created unless warranted by conditions of topography, the location of natural features or existing road conditions.~~

1. **Street Access.** Subdivision plan shall provide each lot with satisfactory access to a public street. Wherever possible, common driveways shall be utilized for adjacent lots.

~~3. **Side Lots.** Side lot lines shall be at right angles to straight streets, or radial to curved street centerlines, unless a variation will give a better street or lot plan.~~

~~5. **Corner lots.** Corner lots shall have sufficient width to permit a front yard setback on each street.~~

2. Lot Size and Density. Lot sizes and densities in the Zoning Bylaw are a minimum standard; lower densities and/or larger lot sizes may be required by the DRB based on prevailing site conditions and the potential impact on Primary and Secondary Conservation Resources, including floodplain, wetlands, areas of steep slope, significant wildlife habitat and primary agricultural soils. *(Possible overlap with Conservation Subdivision- will need to verify how it aligns with Conservation Subdivision language)*

~~7. **Energy Conservation.** Lot layout shall, wherever feasible, make optimum use of solar orientation and vegetation control for building energy conservation.~~

D. Monuments and Lot Corner Markers. Permanent monuments and corner markers shall be placed on all subdivided parcels in conformance with the Rules of the Board of Land Surveyors, Part 5, Standards for the Practice of Land Surveying. Monuments shall be indicated on the Final Plat.

E. Establishment of Building Envelopes. The DRB shall require the designation of building envelopes to limit the location of structures and associated site development to one or more portions of a lot. The size and shape of each building envelope shall be established in accordance with the standards set forth in these regulations. The DRB may require the identification of specific building footprints if, in their judgment, such information is required to meet the standards set forth in these regulations. (*We will review this at future meetings once we have clarity on updates to Act 250)*

F. Landscaping and Screening. The preservation, planting and maintenance of trees, ground cover or other vegetation, of a size and type deemed appropriate by the DRB, may be required in the following instances:

1. to preserve existing specimen trees, tree lines, wooded areas of particular natural or aesthetic value to the site, or critical wildlife habitat, and to maximize the preservation and establishment of indigenous plant species;
2. to provide an undisturbed vegetated buffer between developed and undeveloped portions of the site to protect water quality and/or other natural features. At a minimum, a 50 feet deep buffer shall be established from the mean water level of any stream or lake and/or the delineated boundary of an identified wetland.
3. to provide screening of development to increase privacy, reduce noise and glare, or to otherwise soften and/or lessen the visual impacts of development;
4. to establish street trees along public or private roads to establish a canopy effect and/or maintain a pedestrian scale where the DRB deems it appropriate, including within the Village District;
5. to establish a naturalized, vegetative barrier between incompatible land uses. *(This section F. should be reviewed with an eye to whether the Conservation Commission could weigh in on this)*

~~**G. Energy Conservation**. To conserve energy, all major subdivisions shall use the least amount of area for road- ways and the least length of sewer, water and utility lines within environmentally and economically sound limits. Clustered development (change to Conservation Subdivision and (e.g., planned unit development) should be considered wherever feasible, desirable and allowed. The siting of buildings should maximize solar access where feasible, and landscaping should be effectively used to provide wind barriers and reduce heat loss or gain.~~

H. Disclosure of Subsequent Development Plans. Whenever a subdivider submits a proposal for development on a minor portion of a parcel the DRB may require a general indication of the intended uses of the remaining portion of land. Such an indication should include access, type of use, intensity of use, and phasing.

I. District Settlement Patterns. Subdivisions shall be designed to achieve the purpose and desired settlement pattern of the zoning district within which they are located, as defined in the *Marlboro Zoning Regulations*.

Meeting adjourned at 6:52pm.
The next meeting is scheduled for May 13, 2025 at 5pm.
Respectfully submitted,
Will Shakespeare and Jennifer Girouard