

Planning Board Minutes  
November 2, 2011

The meeting was called to order at 7:05pm with the following present: J. Mullen, P. Hardyman, H. Morse and Mackenzie Greer from BRPC.

The minutes of October 19<sup>th</sup> were read and approved.

The Board submitted a level-funded budget for 2013 to the Finance Committee.

Mackenzie suggested that the Board concentrate on the proposed dimensions and standards for the village centers. New Marlborough presents a unique challenge with 5 village districts each with a different settlement pattern. Creating setbacks and frontages should be considered for the present as well as the future. These need to include the option of less road frontage for lots that cannot meet the road frontage requirements, but actually have the required amount of land. Two of the villages, Southfield and Mill River, have small water companies that serve 30 homes or less. The Board questioned the capacity of each of these and the cost to upgrade if public water was expanded in the future?

The discussion shifted to the Intensity Table recommended by Mackenzie. The question was whether this table addressed just new construction or new and conversions. The Table needs to address permitted uses of not only houses, but also barns and other structures (up to 6 units) and mixed use. The Board discussed several questions, including:

- What should the minimum lot size be in the Rural/Residential District and in the Village Center District?
- Could the lot size be reduced if there was public water and sewer?
- What acreage would be needed for additional units?
- What should be the minimum lot frontage and side setbacks?
- Is flexible frontage applicable?
- Is there a formula that could be used instead of one set of setbacks for the front and sides of the lot?

The conversation was lengthy and it was decided to review and come back to the next meeting with some ideas.

Brian Domina (BRPC) is also redoing the Table of Permitted Uses; he will bring it to the next meeting.

With all business concluded, the meeting was adjourned at 9:50pm.

Submitted by:

Tara White  
Secretary