

## Marshfield Planning Commission Meeting Minutes

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7:00 p.m. • Thursday, March 15, 2012 • Old School House Common

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Members present: Parker Nichols, Jon Groveman and Michael Schumacher. Members absent: Julie Medose and Bob Light. Guests present: Faeterri Silver. Also present: Barbara Burkhalter, recording secretary.

Parker Nichols called the meeting to order at 7:05 p.m.

Faeterri Silver is interested in participating in the community and would like to join the Planning Commission. She spoke to the Select Board at the Town Meeting about her interest and they suggested she attend a meeting. Parker, Jon and Michael summarized what the Planning Commission has been working on lately (updating the Town Plan, revising the Subdivision regulations, survey).

### **1. Zoning Administrator report**

None.

### **2. Review of draft subdivision regulations revision**

The revised survey was gone over and approved by the members. The Select Board would like the survey to go out to everyone on the Grand List (property owners). It was suggested that a link to the Subdivision Regulations on the Town's website be included on the survey. Michael will forward the survey to the Town Clerk.

Michael went over some points discussed in a previous meeting that Parker had missed.

The next step for the subdivision regulations revision will be for the members to nail down the concepts and then start drafting the changes. They are planning on having it prepared to present at the next Town Meeting. The Planning Commission needs to set up a time to meet with the Development Review Board, as they will be the ones implementing the revised subdivision regulations; they would like to make the regulations clearer for the DRB. The members will also start going through Rich Baker's notes and designate which points will be applied to major subdivisions, minor subdivisions, or both.

Lots and building envelopes were discussed. It was stated that there are better ways to control density than road frontage. Building envelopes need to be defined for major subdivisions. Since major subdivisions have a financial drive behind them the Planning Commission needs to be very specific about the restrictions and requirements. For major subdivisions with no planned development the burden will be on the applicant to look at the wetlands and wildlife habitat maps and identify the different zones for the benefit of future buyers. A chart of requirements (like East Montpelier's) needs to be drafted.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,  
Barbara S. Burkhalter