

Marshfield Planning Commission Meeting Minutes

7:00 p.m. • Thursday, April 5, 2012 • 28 School St., Marshfield

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

Parker Nichols called the meeting to order at 7:00 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

Discussed changing the setup of the Planning Commission (number of members). There are two people interested in joining, but only one slot open (Parker's). Selectboard has proposed having 6 members instead of 5. Advantage to this is it will bring more continuity to the Commission if people are not able to make a meeting. Disadvantage could be voting issues – with 6 people there could be a tie. Realized that if a decision came down to a tie, it should probably not be passed anyway, because it doesn't have enough support. Decision made that Planning Commission is in support of having 6 members.

Looked at Subdivision Design Standards –

General discussion:

Subdivision Regulations are really another layer of zoning. Why aren't the regulations consistent with all zoning regulations? Could look into making Zoning and Subdivision Regulations consistent with each other.

Also, within the Subdivision Regulations, the "Application Information Required" does not match up to the Review Standards. This is what we are trying to rectify.

While the Commission does not want to put undue burden on people trying to subdivide (small subdivisions), these minor subdivisions are going to be the majority of subdivisions in our town, so we can't just ignore design criteria for them.

Specific Discussion of Rich's proposed changes:

Commission decided that we do not need to require a building envelope (at least for minor subdivisions, but maybe for major subdivisions as well) as long as we have good design criteria. The design criteria will in effect create the envelope.

To do before next meeting:

Jon – merge Draft Town Plan documents and send to Bobbi

Julie – send Faeterri document of Rich's proposed changes to the Subdivision Regulations. Also, put her on email list for Planning Commission

Get some sort of flip chart that we can use to debate sections of proposed changes to Subdivision Regulations.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Julie Medose