

Marshfield Planning Commission Meeting Minutes

7:00 p.m. • Thursday, April 19, 2012 • Old School House Common

Members present: Jon Groveman, Julie Medose, Michael Schumacher, and Faeterri Silver. Members absent: Rich Baker and Bob Light. Guests present: None. Also present: Barbara Burkhalter, recording secretary.

The meeting began at 7:05 p.m.

Faeterri asked what the Planning Commission has been working on so that she could be brought up to date, so Jon explained that the Planning Commission had just completed working on updating the Town Plan (which happens every five years) and gave it to the Selectboard for approval. He explained that the Planning Commission is now working on revising the Subdivision Regulations and that the hearings have to start in the fall in order to get it ready for a town vote next Town Meeting day. The Planning Commission will be meeting with the DRB and the Conservation Committee to discuss the revision.

Jon would like to come up with an agenda for the meetings and allocate time-slots. The members reviewed and approved the minutes of meeting dated April 5, 2012.

Michael is now the Town of Marshfield's representative for the Central Vermont Regional Planning Commission (replacing Jon) and talked briefly about the first meeting he attended.

1. Zoning Administrator report

None.

2. Review of draft subdivision regulations revision

Jon began a flip chart and the following are his notes on the points that were discussed in reference to Section 4021 of Rich Baker's subdivision design revisions:

- Have list of procedural items to turn into subdivision changes
- Need to have draft prepared by September in order for changes to be ready by November 1st for warning
- Start substantive review of subdivision design standards
- Building envelopes – should we have it? There are other limiting factors – wetlands and wildlife habitats
- Building envelopes – yes with major subdivisions (4+), no for 2, and 3?
- 3 lot subdivision – comply with other provisions of subdivision (natural protected areas per state regulations), just no building envelope
- What building envelope language to use? Rich's? with changes

The building envelope requirement for major subdivisions (4+) was voted on and all were in favor; the burden will be on the developer to meet the requirements.

It would be helpful to provide maps to reference (and maybe links on the Town website) deer wintering areas, bear habitats, wetlands, natural resource protection, and to talk to the Conservation Committee and go over the maps.

The next meeting will be by May 3rd, and all members should attend so that everyone can get up-to-date.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,
Barbara S. Burkhalter