

Marshfield Planning Commission Meeting Minutes

7:00 p.m. • Thursday, June 21, 2012 • Old School House Common

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

Jon called the meeting to order at 7:07 p.m.

The Planning Commission members reviewed and approved the minutes of meeting dated June 7, 2012.

Jon is going to check on the status of the Town Plan.

1. Regional Planning Commission Report

None.

2. Zoning Administrator's Report

None.

3. Review of draft subdivision regulations revision

Section 4022: Roads: Maintenance, Road Maintenance Agreements were discussed. A road is defined as either a public road or a private driveway/road shared by more than three lots. The consensus of the Board was that private roads would be built to Class III road standards except a waiver could be obtained from these standards where the applicant can document that the road, as designed, is readily accessible to emergency response vehicles and provides safe access for the anticipated traffic on the road. In addition, it was agreed that an engineer should certify the construction of private road construction.

Section 4023: Utilities, water and sewer permitting is handled by the state. Different scenarios were discussed as to how much to require from the applicant (perk test showing locations of perk-able spots and backup locations, waste water permit from the state submitted before plat recorded). The consensus of the Commission was that the DRB should require evidence that adequate water supply is available prior to granting final approval if a connection to a public water system is proposed, but to not require evidence of adequate water for a private well. In addition, it was agreed that where a connection to a septic disposal system is proposed, the DRB should require evidence that adequate sewage disposal is available prior to granting final approval which shall include perk tests for each lot, but shall not require final design of the system.

The meeting was adjourned at 9:06 p.m.

Respectfully submitted,
Barbara S. Burkhalter