

Marshfield Planning Commission Meeting Minutes

7:00 p.m. • Wednesday, July 18, 2012 • Old School House Common

Members Present: Jon Groveman, chair, Rich Baker, Julie Medose, Michael Schumacher, Faeterri Silver, acting recording secretary, and Bob Light. Guests present: none.

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

The Planning Commission members reviewed and approved the minutes of the meeting dated June 21, 2012 with minor grammatical changes.

1. Regional Planning Commission Report

Michael attended an Agency of Natural Resources demonstration of a study on flooding and erosion and the effectiveness of various regulating methods under different conditions. He has also volunteered to look at Cabot's Town Plan with the RPC.

2. Zoning Administrator's Report

An application has been submitted for a commercial addition.

The ZA wanted and received clarification about Section 450 of the Zoning Regulations 2010, Water Conservation Overlay District.

Jon will follow up on status of Town Plan.

3. Review of draft subdivision regulations revision

The Planning Commission members all agreed that regulations will apply to all types of subdivisions.

Rich volunteered to come up with a definition of a building envelope and its purpose.

Members agreed that all subdivisions require a survey. Applications also require (at a minimum) a site plan sketch. For minor subdivisions (under 4 lots) a deferral can be requested.

There was discussion about what the Town Plan means by 'rural character', and about the protection of agricultural lands.

The next meeting will be on Thursday, August 16, 2012, at 7 p.m., OSC.

The meeting was adjourned at 9:07 p.m.

Respectfully submitted,
Faeterri Silver

Final
Approved 08/16/12