

## Marshfield Planning Commission Meeting Minutes

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7:00 p.m. • Thursday, February 21, 2013 • Old School House Common

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Members present: Jon Groveman, Julie Medose, Faeterri Silver, and Bob Light. Michael Schumacher arrived at 7:40 pm.

Jon called the meeting to order at 7:10 p.m. The members reviewed the minutes of meeting dated January 17, 2013. Faeterri had a question about a proposed change to the minutes. Question was answered and minutes were approved with said changes.

### 1. Select Board's Approval of Change in Staffing Number for Planning Commission

Since Rich is stepping down from the Planning Commission, Jon has asked Bobbi to get approval from the Select Board to officially change the number of staff on the Commission to 5 members (minimum). The PC can still keep looking for another person or two, but in the meantime there would only need to be 3 members present for a quorum. Michael was at the Select Board meeting when it was discussed, and this change was approved. Michael also updated the Select Board on the PC's future plans and felt he received positive feedback from them.

### 2. Debrief of Regional Planning Commission's "Enhanced Consultation Review"

Faeterri recommended that the Planning Commission take up the issue of Senior Housing. This was brought up in the review as something that the Town of Marshfield is lacking. The Planning Commission agreed this should be on the list of future projects.

### 3. Zoning Administrator's Report

Bob passed out copies of a recent Times Argus article (from Sunday, Feb. 17), titled "Making charade of democracy". It is about a proposed cell phone tower in Newfane. The Town of Newfane has an ordinance which limits cell towers height, setbacks and site placement. However, it is becoming clear in Newfane that this ordinance is meaningless, because the cell phone companies can seek approval through the Public Service Board, rather than the Town. Marshfield also has a cell tower ordinance, and Bob is concerned that it, too, could be meaningless if a telecommunications company were to try to put up a tower here.

### 4. Review of Final Draft of Subdivision Regulations

Discussed the proposed definition of "Significant Wildlife Habitat". Jon would like to get input from some wildlife biologists. The proposed definition is vague, but doesn't necessarily exclude anything. The definition could use more specific language (for instance to include bear habitat). There needs to be a good set of maps to refer to – possibly from VGIS. The PC members will read through Rich's final draft of the Subdivision Regulations and come to next meeting with any changes.

### 5. Schedule for Next Few Weeks

- **March 5:** Town Meeting. Michael will be spokesperson. He will use Julie's Annual Report as a guideline. He will give a date for the first public forum, and really try to get people excited and willing to participate in the process. Jon will email Bobbi to make sure this can happen.
- **March 7:** Review of procedural changes for Subdivision Regulations (Articles I, II, III). Faeterri will draft some language for this, perhaps using some of what Rich already put together.
- **March 21:** Invite representative from the Regional Planning Commission to the meeting in order to help prepare for upcoming public forum. Jon will email the RPC about this.
- **April 5:** Prepare for public forum.
- **April 18:** Public Forum – Give an overview of the Planning Commission's larger plan for implementing some of the strategies outlined in the Town Plan, to maintain and improve the rural character of the Town of Marshfield. Discuss specifically the newly revised Subdivision Regulations, including the proposed

procedural changes. The Planning Commission does have a small budget for publicity. Hopefully a representative from the Regional Planning Commission will be able to help facilitate the meeting. There will be refreshments served.

The next meeting is March 7, 2013.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,  
Julie Medose

*Final*  
*Approved March 7, 2013*