

Marshfield Planning Commission Meeting Minutes

7:00 p.m. • Thursday, May 21, 2015 • Old School House Common

Members present: Jon Groveman, Melissa Seifert and Faeterri Silver. Not present: Bob Light and Michael Schumacher. Also present: Barbara Burkhalter, Gail Aloisio and Dan Currier. The meeting was opened at 7:08 pm.

- 1. Approve Minutes and Review Agenda** - add "Bob's List" after "Approve Minutes" and "Conservation Committee changes to subdivision guide" to last item.
- 2. Approve Minutes** - the minutes of meeting dated May 7th were reviewed and approved with a minor change.
- 3. Bob's List** - Faeterri suggested that instead of breaking up Bob's punch list of proposed changes to the current zoning regulations, she Jon and Bob should meet and work on it together (additional, warned meeting); Jon will ask Bob when he's available the week of June 22nd.
- 4. Other Reports** - None.
- 5. Meet With RPC About Mapping**

Gail Aloisio and Dan Currier had some ideas for the Marshfield Development Potential Analysis. Dan first went over the development analysis from 2007 with the original list (slope, flood zone, wetland buffer, stream and pond buffers, sewer service areas, onsite septic system capabilities of the soil, built land, and conserved lands), explained the scores and then went over their proposed additional criteria items:

- Landscape connectivity: forest blocks, wildlife traveling corridors
- Forest cover (captures working landscape and rural character): forestry, farming and working landscape
- Forest value soils: where high quality forest could grow
- Forest and conservation: establish boundaries and identify priorities taken from the Town Plan
- View shed considerations (part of rural character): the view shed analysis map shows the land visible from Route 2 and Route 232
- Open space/fields and farms
- Agricultural soils
- Rare, threatened and endangered, deer wintering, wetlands
- Ridgelines and locally prominent landscape features (they don't have this data for Marshfield yet, but it is kind of reflected in the view shed analysis map)
- Wellhead (source water) protection areas
- Ledge (bedrock, outcrops) or soil septic suitability: depth to bedrock is reflected in low sewer service areas (onsite septic system capabilities of the soil) which is based on soil data

The members, Dan and Gail also reviewed the Full Build Out map from 2008.

6. **Brainstorm Potential Zoning Changes - The PC agreed that** the smaller zoning changes on Bob's punch list will be prepared for Town Meeting 2016, but they will need more time to draft more significant changes related to zoning districts, boundaries, etc. There is a grant the PC could apply for (deadline is December 31); the RPC could help write the application, and if the PC received the grant they could use some of the money to hire someone to help draft the changes to the zoning. The members decided that they would wait until next year to apply for the Village Designation grant.

7. **Set Agenda/Other**

Next meeting:

- Review view shed analysis map with Michael and Bob at next meeting
- Main agenda item for next meeting: discuss what needs to be added to the list of factors
- Review the quote for the map and get back to Gail about it

8. **Review of Conservation Commission changes to subdivision guide** - the Conservation Commission wants a natural resources section in the user guide. PC input for CC:

- There needs to be a link where it references the VT wetlands rules
- What does the acronym NNHP stand for?
- Polygon on wetlands map
- Italics - direct quotes from the regulations

9. **Other?** None.

The meeting was adjourned at 9:13 p.m.

Respectfully submitted,
Barbara Burkhalter

Final
Approved June 4, 2015