

Marshfield Planning Commission Meeting Minutes

7:00 p.m. • Thursday, August 30, 2012 • Old School House Common

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

Jon called the meeting to order at 7:08 p.m.

The Planning Commission members reviewed and approved the minutes of the meeting dated July 18, 2012, with minor changes.

1. Regional Planning Commission Report

Michael received materials from the RPC including a focused newsletter and a Step-by-Step Guide of Improving Efficiency in Municipality Street and Public Space Lighting (from Efficiency Vermont). Michael reported that he found that Marshfield is already doing the suggested recommendations. He also reported that Municipal Planning Grants are available but Marshfield is not eligible because the town plan has not yet been confirmed by CVRPC. At some point zoning recommendations for the Village need to be updated.

2. Zoning Administrator's Report

None.

3. Selectboard Hearing on Town Plan

Faeterri attended the last Selectboard meeting with the public hearing on the update town plan. No substantial changes were recommended by the Select Board. Also, there was much discussion about wetland properties, updated State mapping, soils and vegetation, etc. It was suggested that there be an additional check off box if wetlands may be on a property so that future buyers of real estate can be made aware when doing research.

Site work is the only way to be clear where wetlands are. The Planning Commission needs to talk with the Conservation Commission and the Development Review Board about natural resource mapping and protection for new and expanded developments in Rural Residential and Village districts.

4. Review and discuss revisions to subdivision regulations

We need to update definitions of 'significant natural features' and 'wildlife habitat' for deer and bear. Rich will bring in state deer yard map. It is good if there is assistance from the ZA for developers before they go to the DRB, to see if there is compliance with regulations with check off boxes on application checklist, with DRB verification.

Subdivision regulation sections to read as follows:

Section 4027: NATURAL RESOURCE PROTECTION

Subdivision boundaries, lot lines, and building envelopes shall be located and configured to avoid adverse impact to significant natural features identified through site investigation. For purposes of these regulations, these shall include wetlands as defined in Vermont state wetland rules, surface waters, and associated buffer areas; flood hazard areas; slopes in excess of 25%; and significant wildlife habitat areas as defined herein. Accordingly:

1. Lot lines and building envelopes shall be configured to avoid development on, or the fragmentations of, significant natural features as defined above;
2. Roads, driveways and utility corridors, to the extent feasible, should be located to follow existing linear features (e.g., farm roads, stone walls, tree and fence lines), and to avoid significant natural features;
3. Lot lines, and building envelopes shall be located to ensure that no buildings are placed on steep slopes (in excess of 25%), in wetlands or in flood hazard areas;
4. Sub dividers may be required to incorporate buffers, landscaping or screening in subdivision design, and/or submit management plans to protect significant natural features.

Section 4028: LANDSCAPING and SCREENING

The DRB may require the preservation, planting of non-invasive species and maintenance of trees, ground cover, or other vegetation in order to:

1. Preserve existing trees, tree lines, wooded areas of particular natural or aesthetic value;
2. Provide screening to increase privacy, reduce noise or glare, or establish a barrier between incompatible land uses.
3. Preserve tree canopies along roads or pedestrian walkways.

Our next meetings will be on Thursday, September 13 and September 20. We want to schedule an invite of the DRB at our next meeting. Also want to discuss status of the survey.

The meeting was adjourned at 8:57 p.m.

Respectfully submitted,
Faeterri Silver

Final
Approved September 13, 2012