

## Marshfield Planning Commission Meeting Minutes

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

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

Jon called the meeting to order at 7:06 p.m.

The Planning Commission members reviewed, submitted changes and approved the minutes of meeting dated May 3, 2012.

### 1. Regional Planning Commission Report

None.

### 2. Cell Tower Application in Plainfield

Jon mentioned there was a meeting on a cell tower application in Plainfield and we looked at how, if at all, it might affect section 1.6 of the Marshfield Wireless Telecommunications Facilities Bylaw and to any area of impact, historically, visually or upon neighbors. We concluded there was no town interest, we are not aware of any issues and therefore have no comment.

### 3. Zoning Administrator's Report

For section 305 of our zoning regulations we need to get clarity about accessory apartments floor space not exceeding 30% of existing living area of single family residence including (subsection ii.) the accessory apartment area vs. excluding the accessory apartment area as per the definition of an Accessory Apartment in section 180, especially if as a detached dwelling unit on the same lot.

We also need clarity on the issue of home occupations and parking. Sections 304 does not include anything about parking and section 340 does not mention anything regarding home occupations. There is a potential safety concern. Maybe a provisional use?

Health codes and safety are complaint driven.

The Planning Commission reviewed the process of enforcement by the Zoning Administrator.

### 4. Review of draft subdivision regulations revision

Subdivision regulations, Section 4021, Building Envelopes, Major (4 or more), added language that lots shall have a designated building envelope showing location of structures, parking areas and associated site development, etc. For minor subdivisions we agreed that a deferral of these is fine so that the new owner can go through the process after purchase. Minor lot line adjustments can be done by the Zoning Administrator, but we might consider defining the threshold.

Section 4022, Roads, Major Subdivisions, added language on no road grades larger than 15%, building to at least Class 3 Vermont Agency of Transportation standards, a registered engineer certified compliance, accessibility to emergency response vehicles, safe access for the anticipated traffic; spoke about authorizing the DRB the ability to waive standards and generally cleaned up existing language. Cul de Sacs: removed 800'.

## 5. Summer Schedule

Summer meeting changes (because of the library concert series on Thursdays) are as follows:

Thursday, June 21<sup>st</sup>

Wednesday, July 18<sup>th</sup>

Thursdays, August 16<sup>th</sup> and August 30<sup>th</sup>, then resume regular schedule, September 6<sup>th</sup> and 20<sup>th</sup>.

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

Respectfully submitted,  
Faeterri Silver

*Final*

*Approved 06/21/12*