

Marshfield Conservation Commission

79th Meeting

March 5th, 2014

Members Attending: Tony Mayhew, Steve Fiske, Mike Zahner, Annie Reed, Ed Jalbert, Allen Banbury, and Bob Popp

Planning Commission: Jon Groveman, Faeterri Silver, Bob Light, Melissa Seifert, Michael Schumaker

Others: Brett Engstrom

Joint meeting with Planning Commission (PC) occupied the entire meeting

- Planning Commission meets 1st & 3rd Thursday of the month.
- Jon provided an overview of the recently approved Subdivision Regulations
- Focus of changes was
 - To clear up vague language and to make the intent more clear
 - Provide insight as to what natural resource issues would be considered
 - Better define rural character.
- Provided an option to encourage clustering thru lot size averaging so individual lots can be smaller than required by zoning as long as the average lot size meets the threshold.
- PC will be developing a checklist for applicants to follow. If there is an impact on sig wildlife habitat, the burden is on the applicant to prove there is no impact. Bob Light would like a hard copy map that he could refer to rather than the Environmental Locator Map (ELM). MCC is interested in providing explanatory material to supplement the checklist. Suggestion to have web sites, such as ELM bookmarked on library computer. Include folder on town website
- Suggestion to have MCC look at each proposed subdivision on the ground. Question of timing and how big of window available to visit the site. Jon thought that most folks could avoid direct impacts to any resources since most subdivisions are small scale and can be adjusted to avoid impacting any identified resource.
- PC plans to revise the zoning regulations in the future.
- Drainage & erosion control:
 - Subdivisions over a certain threshold size need to provide stormwater management plan
- Natural Resource Protection – new section
 - Applicant is responsible for determining if there is any impact

- PC will copy us on their minutes; will send to Mike and he will distribute as appropriate.

Note the following were copied from the recently approved (3/4/14) Subdivision Regs.

1070 Definitions

Significant Wildlife Habitat : Areas that have been identified and mapped as significant wildlife habitat and natural communities by the Vermont Fish and Wildlife Department including Rare, Threatened and Endangered Species & Significant Communities and Deer Wintering Areas. The maps that apply to a proposed subdivision are the maps that are in effect on the date that a complete subdivision application is filed with the Town of Marshfield.

4032 Natural Resource Protection

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

4035 Protection of District Settlement Patterns

All subdivisions shall be designed and configured to reflect the desired settlement pattern for the respective district in which the subdivision is located, as defined by the Marshfield Zoning Regulations and the Marshfield Town Plan.

C. Subdivisions within the Forest and Conservation District should preserve **vital** wildlife habitat, opportunities for outdoor recreation, and forest resources.

Note: there was some confusion as to what was intended by use of “vital” in referring to wildlife habitat.

Submitted by:

Bob Popp

Submitted on: 30 March 2014

Approved on: _____