

MARSHFIELD DEVELOPMENT REVIEW BOARD

Approved Meeting Minutes • Thursday, July 10, 2008 • 7:00 p.m., Old School House Common

Christiansen 5-lot subdivision, final review

DRB Members present: Paul Brierre, Dina Bookmyer-Baker, Bruce Hayden, Chuck Bohn, and Vince Feeney. Also attending were Bob Light, Zoning Administrator; and Alan Christiansen, the Applicant.

At 7:20 p.m., Paul opened the hearing on the 5-lot subdivision for Alan Christiansen. All parties were sworn in.

The application included the following documents:

- a revised application for subdivision that included an amendment of the acreage on the lots, and a list of the abutters notified (stamped received by the Town Clerk on June 20, 2008)
- a revised survey of the proposed 5-lot subdivision that included the distance from existing dwellings to the right of way and side property lines (stamped received by the Town Clerk on June 20, 2008)
- another revised survey, which Applicant brought to the meeting, of the proposed 5-lot subdivision that included the distance from closest structure to the right of way and the side property lines, and the distance from the closest structures to the rear property line (dated Rev. 7/10/08)

Bob noted that in 2005 Applicant applied for a site plan review for a new dwelling. The original application was 5/9/05, the Zoning Administrator decision was issued on 5/27/05 and referred to the DRB. A site plan review was held on 7/28/05 and granted on 7/29/05. The building permit application was issued on 8/2/05 for the existing dwelling on Lot 1. At that time Applicant met all of the requirements. According to Zoning Administrator, nothing has changed with the structures from then to present, where Applicant is applying for this subdivision. The application meets the requirements for the zoning ordinance.

Bob noted that in the preliminary decision, he found the following phrase confusing in the conclusion of the Utilities section (¶7), "The Applicant will need to obtain a Vermont Potable Water and Waste Water Permit for this subdivision." He thought this makes it sound like obtaining the state waste water permit is a condition for our approval of the subdivision.

The DRB clarified for the Applicant the meaning of that passage, that our subdivision approval does not relieve the Applicant of his obligation to obtain any other required permits or authorizations from the state for other aspects of this plan.

The Applicant noted that the rear setbacks are shown on the new map that he brought. There was a question re the septic fields and he pointed them out on the map.

There being no other questions or testimony, the hearing was closed at 7:35 p.m. The DRB has 45 days to issue a decision.

Deliberations

At 7:40 p.m. the DRB went into closed session to deliberate.

At 8:35 p.m. Vince moved to adjourn the DRB meeting, seconded by Chuck, all were in favor.

The meeting was adjourned.

Respectfully submitted,
Dina Bookmyer-Baker

Approved 8/26/2008 DRB: PB, DBB, BH, CB, VF