

**MARSHFIELD DEVELOPMENT REVIEW BOARD**  
**Approved Minutes of January 4, 2007**

Board Members present: James Arisman, Paul Brierre, Tom Daley, and Gary Wilson. Also attending: Zoning Administrator Bob Light, Wayne Kowalski, Susan Kowalski, Tonya Morehouse, Kevin Morehouse, Colby Morehouse, Tyler Morehouse, Brad Washburn, Andy Russell, Dorothy Knowles, Tom Knowles, Deborah Tousignant, Bruce Hayden, and Bob Popp of the Marshfield Conservation Commission.

Board member Gary Wilson was back in attendance, after taking an absence of several months. James informed the Board that Martin Johnson had submitted his resignation from the Board, effective January 1, 2007, and would therefore not be in attendance.

At 7:15 pm the Board opened the Preliminary Plan hearing on the **Subdivision/PRD** application of **Wayne and Susan Kowalski**. Their home lot on Maple Hill Road consists of approximately 77 acres, which they wish to divide into 4 lots, one of which is intended as a new building lot for two single family residences. Due to the natural conditions on this proposed lot, the Kowalskis feel that the only reasonable place to site these homes would be in an area that lies in the Forestry and Conservation zoning district. The Zoning Regulations prohibit full-time residences in this district, however, so the Kowalskis are seeking approval for this plan as a Planned Residential Development.

In its Sketch Plan Determination letter, issued following the initial meeting on this application, the Board stressed its general view that PRD provisions are properly applied to development proposals which represent a general, collective benefit in the growth and development of the Town, and would not be approved solely to relieve a landowner of the encumbrances of the Zoning Regulations. To address this concern, Wayne made a brief presentation of how this plan, if approved, would be consistent with the stated objectives of the Town Plan, and why approval would be appropriate under the Regulations given the stated purpose of using the PRD process to encourage flexibility of design and to allow for the development of lots that might not otherwise be developable due to natural conditions. Brad Washburn, who developed the site plan drawing for this proposal, described the conditions on the different areas of the lot that led him to site the planned construction and septic installations as he has.

Bob Light pointed out that the Town of Marshfield adopted new Zoning Regulations effective November 1, 2006, but that Wayne was making reference to the Regulations as they existed prior to that date. Wayne responded that he believed the controlling regulations would be those that were in effect when they filed their application in September 2006.

Preliminary Plan hearing was closed at 7:55 pm. The Board will issue a written decision.

At 7:55 pm the Board held an initial meeting with **Dorothy Knowles**, who has submitted an application to create a 2 lot **Subdivision** on an undeveloped lot on Maple Hill Road. She intends to grant a 10-acre portion to Thomas Knowles for construction of a one-family residence. Public Hearing on this application is scheduled for **Thursday, January 18, 2007 at 7:00 pm**. In the meantime, the Board will issue a Sketch Plan

determination.

At 8:05 pm the Board held an initial meeting with **Deborah Tousignant and Bruce Hayden** on Deborah's **Subdivision** application for their home parcel along the bank of the Winooski River in Marshfield Village. Their plan would create 3 lots, and they wish to build a new home on one of them. In a previous discussion with Dorothy and Bruce, the Board indicated that it will be critical to establish which portion of the property is in the Floodplain and Water Conservation zoning district, because that area would be off limits to construction. Bruce showed the Board how the lot lies out against a federal flood control map from the National Flood Insurance Program (NFIP). This map indicates that almost all of the 5.8 acre source parcel lies in the area designated as the "100-year" flood zone. Bruce stated that this map was not precise, however, because they have a letter from the State indicating that the location of their existing house is not actually in the flood zone. He also pointed out that, even taking the federal map as it is shown, the location where they propose to build immediately is clearly outside of the designated flood zone. The Board will look into the matter of how they will determine the zoning district boundaries with regard to this property, and indicate how they plan to proceed with this application when they issue the Sketch Plan determination letter.

At 8:25 pm the Board met with **Bob Popp** of the **Marshfield Conservation Commission**. Bob described the function of the Commission, and invited the DRB to consult with Commission members if their input would be helpful on any review matters which may arise in future. The Board thanked him for the opportunity, and expressed their appreciation for this new town resource.

At 9:00 pm Bob Light updated the Board on a meeting the Planning Commission held with Margaret Torizzo of the Dept. of Environmental Conservation on the topic of enforcement of development restrictions within the State's floodways, and the requirements for the Town to remain in good standing with the NFIP. Bob indicated that State and Federal regulators are stepping up enforcement of rules related to flood safety, and wanted the Board to be aware of this as they evaluate proposals involving the Town's floodplain.

At 9:10 pm Paul moved to accept the minutes of December 7, 2006 as drafted. Seconded by James, all in favor. The Board then went into closed session to deliberate on several pending decisions.

At 10:00 pm Gary moved to adjourn the DRB meeting. Seconded by Paul, all in favor.

Respectfully submitted,

Tom Daley

The foregoing is a true copy of the minutes of the January 4, 2007 Development Review Board meeting.

Attest, \_\_\_\_\_, Town Clerk

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