

## MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, August 16, 2007, 2007 • 7:00 p.m., Old School House Common

DRAFT

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### *Fitch 3-lot subdivision initial meeting:*

DRB Members present: Paul Brierre, Dina Bookmyer-Baker, and Bruce Hayden. Also attending were Bob Light, Zoning Administrator; and Lucille and Greg Fitch, the applicants; and Peter Drescher, Kyle Cushman, and Dexter Lafavour.

At 7:25 p.m. DRB Acting Chair, Paul Brierre, opened the hearing on the application from Lucille Fitch related to a 3-lot subdivision. The Applicant and interested persons were sworn in. Paul explained to the applicant the hardship of going forward with a bare-bones DRB (with only three members present, the DRB must vote unanimously in the decision to have the application approved), and informed the Applicant that we could reschedule the application for another date, if desired. Ms. Fitch wished to go forward.

The Application for Subdivision, received August 1, 2007, included the following: a proposed recorded plan, prepared by Dufresne & Associates PC, dated 9/20/2007.

#### Proposal:

Ms. Fitch described the project: She owns a 19-acre lot, and she wants to divide the first field into 2 lots, marked A and B on the map. Lot A = 2 acres with 250' frontage. Lot B = 3-4 acres, the property line is marked as just beyond the stone wall, with 400' frontage. Lot C = 12± acres, with 450' frontage. There are no dwellings on any of the lots. Her son wants to build on lot B.

Applicant has a curb-cut permit from the state, which she presented at the hearing. All properties have been perked for septic, and will take regular septic systems.

#### DRB questions/comments:

Any plans for development on Lot C? No, not at this time, the property is being hayed right now.

#### Neighbor/IP comments/concerns:

Zoning Administrator brings the concern of a neighbor that one of the driveways will cut through a wetland. Applicant points out on the plan what marks an overhead power line, not a driveway. Interested persons Peter Drescher and Kyle Cushman had a concern about the driveway seeming unsafe, but that question was answered.

Mr. Light requests the DRB to address in their decision, if approved, that this approval does not give the applicant permission to build. The applicant will still need to file their mylar (final plat) and complete the

zoning permit application. A member of the DRB explains that our permitting issuance is only for compliance with the town zoning regulations.

DRB suggests that they can schedule the final review for September 20 or October 4, 2007, whenever the Applicant will be ready for final.

At 7:55 p.m. Paul moved to close testimony, seconded by Dina, all in favor. The DRB will issue a written preliminary approval within 30 days, which will include the date of the final review.

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### *VLT 2-lot subdivision final plan review:*

DRB Members present: Paul Brierre, Dina Bookmyer-Baker, and Bruce Hayden. Also attending: ZA Bob Light; Applicant (Vermont Land Trust) representative Siobhan Smith; and adjoining landowners Patty Josling and Larry Babic.

At 8:02 p.m. DRB Acting Chair, Paul Brierre, opened the hearing on the application from the Vermont Land Trust related to a final plan review of a two-lot subdivision. The Application for Subdivision, received May 22, 2007, included the following:

- An 11x17 inch color aerial photograph map of the property
- A letter from Siobhan Smith to the DRB, received June 26, 2007, describing an amendment to the application with respect to the frontage requirement
- A new 11x17 inch color map showing the redrawn frontage boundaries
- A letter from the Town of Marshfield to Mark McEathron, dated June 14, 2007, stating that the Town Selectboard voted to accept the gift of the Stranahan property to be used as a town forest
- A document from the Vermont Land Trust (VLT) describing the property that the Stranahan family wishes to donate to the town.

The Applicant asked how wide the municipal easement should be. The DRB stated that the right-of-way should be 50-foot wide. The road only needs to be 20-foot wide. Siobhan will add that to the survey.

There is discussion about a right-of-way for access to the hay field. This will be a private right of way, given to the renter of the hay field.

The property was conveyed to the town, a letter to that effect was submitted in the preliminary hearing on July 5, 2007.

The floor is opened to comment from interested persons. Ms. Josling asked if the surveyor pulled down the "NO HUNTING" signs on their property? The answer was no, because the Applicant did not survey the larger parcel.

At 8:28 p.m. Paul moved to close testimony, seconded by Bruce, all in favor. The DRB will issue a sketch plan determination letter within 45 days.

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*Twinfield site plan review:*

DRB Members present: Paul Brierre, Dina Bookmyer-Baker, and Bruce Hayden. Also attending were Bob Light, Zoning Administrator; and Owen, representing the applicant.

At 8:45 p.m. DRB Acting Chair, Paul Brierre, opened the hearing on the application from Twinfield Union School related to a site plan review of their outdoor pavilion.

Paul advised Applicant of precariousness of going forward with 3 members of the DRB.

Discussion: We are still in the initial meeting, deciding if the application is complete or not.

Owen quoted §4413 that limits the review of municipal entities. That is why, at the last meeting, DRB clarified the intended functional use, and what would happen if the structure were moved. Discussion followed about the location of the structure.

Applicant asked if the structure were moved out of the Forestry and Conservation District, then what would be required for approval.

ZA: Since the first application was flawed, Applicant could submit a new application with the proper drawing showing the setbacks and so forth. Zoning Administrator thought that Applicant could amend the application and eliminate the flaws.

DRB moved to recess the hearing to continue on September 6 @ 8:15 p.m. Owen will amend the zoning permit application in the meantime.

At 9:40 Paul moved to close testimony, seconded by Bruce, all in favor.

At 9:45 p.m. the DRB went into closed session to deliberate the pending decisions.

At 10 p.m. DRB returned to public meeting to take the following actions:

VLT—Vote to approve. Unanimous. Dina will write decision.

Fitch—Issue a sketch letter to proceed. Dina will send.

Twinfield—Waiting for the amended application.

Approved draft minutes of June 7 2007.

Approved draft minutes of July 5, 2007 as amended.

At 10:15 p.m. Paul moved to adjourn the DRB meeting, seconded by Bruce, all in favor. The meeting was adjourned.

Respectfully submitted,  
Dina Bookmyer-Baker