

## MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, September 6, 2007 • 7:00 p.m., Old School House Common

DRAFT

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### *Merrill-Howe boundary line adjustment—Final*

DRB Members present: Paul Brierre, Dina Bookmyer-Baker, Bruce Hayden, and Jean Matthew. Also attending were ZA Bob Light; Co-Applicants Alice Merrill, David Montgomery, Leslie Howe, and William Howe; and neighbor Arlene Lareau.

At 7:20 p.m. DRB Paul Brierre, Acting Chair, opened the hearing on the application from Alice Merrill and Leslie Howe related to a boundary line adjustment. The parties were sworn in.

Paul outlined the history of the application: The Merrills applied for a subdivision and, when the facts were presented, it became apparent that a boundary line adjustment might best suit their purposes.

Ms. Lareau wanted to see the maps, as her property abuts the proposed boundary adjustment. There were no questions.

ZA reminded the Applicants that they will have 180 days to file the mylar after the DRB issues a decision.

Bruce moved to close testimony, seconded by Paul, all in favor. Hearing closed at 7:30 p.m.

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### *Twinfield site plan review:*

DRB members present: Paul Brierre, Dina Bookmyer-Baker, Bruce Hayden, and Jean Matthew. Also attending were ZA Bob Light; and Owen Bradley, representing the applicant, Twinfield Union school.

At 8:15 p.m. DRB Acting Chair, Paul Brierre, opened the hearing on the application from the Twinfield Union school related to a site plan review of an outdoor pavilion. This hearing was continued from August 16, 2007. All parties were sworn in.

Summary: This hearing is continued from the August 16 2007 hearing. Regarding the new application, ZA requested a new zoning application, not DRB. Applicant misunderstood, had thought it was amended.

After the site visit DRB asked if the structure could be moved to the North side of the pond to be out of the Forestry and Conservation District. Applicant relocated the structure. One benefit of this location is that it will be better suited to wheelchair access.

DRB questioned the shape of the pond on this site plan, which looks different than in the previous

drawings. Has the pond evaporated? Is the drawing to scale? Applicant used an orthophoto which only shows the portions of the pond that can be seen through trees. The relocated structure is farther from pond (approx. 12-ft) than in previous plan. The structure will not hang over the pond as before, and the long side will look over the pond more than the short side. The dimensions are 40' x 14' x 12' tall.

### Site Plan Review:

- Parking: Will use the existing parking. The project will not generate more traffic, as the classroom will serve existing students and classes.
- Lot lines and setbacks to buildings: The setback distances to Nasmith Road or Laird Pond Road exceed the requirement. The structure will be behind the elementary school.
- Landscaping: None proposed. Applicant will clear a little brush and one small tree.
- Screening: Additional screening is not needed or proposed, as the structure will be approx. 20' inside the woods. Applicant hopes to include a living roof.
- Traffic flow: No additional traffic will be generated, as above with parking.
- Slope: No development is on slope greater than 15%.
- No power and no water and sewer system are proposed. A portalet that serves the soccer field is close by.

At 8:30 p.m. Bruce moved to close testimony, seconded by Paul, all in favor. The DRB will issue a decision within 45 days. Approval from the DRB does not constitute a building permit.

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### *Deliberations and Actions:*

At 8:40 p.m. the DRB went into closed session to deliberate the pending applications.

At 9 p.m. DRB returned to public meeting to take the following actions:

- Merrill—Motion and unanimous vote to approve. (Paul will write the decision.)
- Twinfield—Motion to approve with the condition that the pavilion will be sited on the North side of the pond. All were in favor. (Paul will write.)
- Southgate—Waiting for Jay to get back to us.

Paul moved to adjourn, Bruce seconded, all in favor. The meeting was adjourned at 9:05 p.m.

Respectfully submitted,  
Dina Bookmyer-Baker