

## MARSHFIELD DEVELOPMENT REVIEW BOARD

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

DRAFT

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### *Allen subdivision—final review:*

DRB Members present: Paul Brierre, Dina Bookmyer-Baker, Bruce Hayden, and Jean Matthew (alternate). Also attending were Bob Light, ZA; and Matt Stewart, representing the applicant.

At 7:10 p.m. DRB Chair, Paul Brierre, opened the hearing on the subdivision application from Eric and Anne Allen related to a two-lot subdivision. The subdivision application, received June 1, 2007, included a proposed recorded plan, prepared by Paul W. Hannan, dated September 2007.

Mr. Stewart and Mr. Light were sworn in. DRB members introduced themselves. This application was first heard on Oct. 4, preliminary review, then recessed to Nov. 1, but the DRB did not have a quorum, then rescheduled to tonight.

ZA asked about the percolation test. Mr. Stewart has a copy of the old septic design with him at this meeting. ZA points out that the town should have the plan then. Regarding the other lot, there is no design, since no soil test has been conducted yet. ZA informed Applicant that the test will be required before the building permit can be issued.

There being not more testimony, questions, or discussion, motion to close, seconded, all were in favor. The hearing was closed at 7:20 p.m. The DRB has 45 days to issue a written decision, and then the mylar (final plat) must be filed within 6 months.

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### *Booth boundary-line adjustment/re-subdivision:*

DRB members present: Paul Brierre, Dina Bookmyer-Baker, Bruce Hayden, and Jean Matthew. Also attending were Bob Light (ZA) and Timothy Booth (Applicant).

At 7:32 p.m. Paul Brierre, DRB Acting-Chair, opened the hearing on the application from Sheila and Timothy Booth related to a boundary-line adjustment subdivision. The application for Subdivision, received October 12, 2007, included A proposed final plan of the Booth property, prepared by American Consulting Engineers and Surveyors, dated August 14, 2000.

The parties were sworn in. Applicant presented the details of the application: The lots as previously configured were slivers (narrow), which made it difficult to add a garage or another structure. The

redrawn lines will allow more flexibility for the property owners to utilize their land. No new lots are being created, no new roads, and no new development is proposed at this time.

There being no further testimony, Bruce moved to close the hearing, Jean seconded, and all were in favor. The hearing closed at 7:42 p.m. The DRB has 45 days to issue a written decision and the final plat must be filed within 180 days of the decision.

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### *Lashoones question:*

Mr. Lashoones stopped in to ask a question about the survey requirements for a boundary-line adjustment. He might exchange some land with Green Mountain Power, an abutting neighbor.

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### *Other Business and Actions:*

At 8 p.m. the DRB discussed scheduling the upcoming applications with the ZA.

At 8:15 p.m. the DRB entered closed session to deliberate pending applications.

At 8:40 p.m. DRB returned to the public meeting to take the following actions:

- Allen subdivision—Motion to approve as presented with the condition that the recorded plan shows the bearings and distances for the driveway easements on all lots, the distance from the house to the rear property line, and include the standard 180-day condition for filing the final plat. Motion was seconded and all were in favor.
- Booth boundary-line adjustment—Motion to approve as presented with the condition that the recorded plan show the previous lot lines, 50-foot driveway easements for all lots, all utility line locations, the bearings and distances for the 30-foot easement for water and sewer on Lot 2, and include the standard requirement to file the final plat within 180-days. Motion was seconded and all were in favor.

Paul moved to adjourn, which was seconded by Jean, and all were in favor. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,  
Dina Bookmyer-Baker