

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, February 21, 2008 • 7:00 p.m., Old School House Common

DRAFT

McDonald conditional use:

DRB Members present: Dina Bookmyer-Baker, Bruce Hayden, Chuck Bohn, and Vince Feeney. Also attending were Bob Light, ZA; James Jamele, representing the Applicant; Michael Dunn, Jerry Barcomb, and Wayne Davis.

At 7:15 pm, Bruce Hayden, serving as Chair, opened the hearing on the conditional use application for Wanda McDonald. The parties were sworn in. Bruce notified the Applicant that have four members tonight and thus could have a tie, and verified that he wished to go forward. He did.

The application included the following documents:

- an application for a zoning permit for an existing accessory building, dated October 12, 2007;
- a drawing of the property, showing the structure and indicating the front, rear, and side setback distances;
- a application for conditional use, dated November 1, 2007, for an existing accessory building measuring 20'x40';
- a letter from Applicant's attorney, James Jamele, with a narrative addressing the conditional use criteria.

ZA offered some background:

The Applicant put the camp up for sale and found that she needed a Certificate of Occupancy. When ZA went out to issue the CO, he found the property included a 20x40 structure for which there was no zoning permit. Ms. McDonald applied for a zoning permit after-the-fact. The drawing included with the application showed the structure as being located some 1,000-feet from the right-of-way, putting it in the Forestry and Conservation District. ZA described it as a pole building with a dirt floor. There is no electric and no water or wastewater. It has been there for four years. The Applicant is here tonight to see if the DRB will issue approval for a non-residential structure in the Forestry and Conservation District. ZA noted that the side setbacks are met.

DRB questions and comments:

What is the use? For the use of the campers, they shared food there, stored supplies under it. DRB commented that it seems to be supported in the Town Plan.

ZA added that he doesn't think that Applicant erected the structure to evade zoning, but just didn't know that it needed a permit. Mr. Dunn testified that the campers built it for Ms. McDonald.

DRB closed testimony at 7:28. The DRB has 45 days to issue a written decision.

Deliberative session and Actions:

At 7:33 p.m. the DRB went into closed session to deliberate the pending application.

At 8:00 p.m. DRB returned to the public meeting to take the following actions:

- McDonald conditional use—Motion to approve without conditions. All in favor. Dina will write the decision.

At 8:05 p.m., Bruce moved to adjourn, Chuck seconded, and all were in favor. Meeting adjourned.

Respectfully submitted,
Dina Bookmyer-Baker